



# Council Agenda Including Addeds

The 15th Meeting of City Council

July 30, 2019, 4:00 PM

Council Chambers

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

Pages

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

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

4.1 Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including municipal or local board employees, with respect to the Awarding of the 2019 Queen Elizabeth Scholarships. (6.1/8/CPSC)

4.2 Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for nomination to the London Hydro Inc. Board of Directors. (6.1/15/CSC)

4.3 Solicitor-Client Privileged Advice/Litigation/Potential Litigation

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.2/15/CSC)

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

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions and advice which is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.3/15/CSC)

4.5 Land Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.4/15/CSC)

4.6 Land Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.5/15/CSC)

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

A matter pertaining to an identifiable individual; employment-related matter and advice that is subject to solicitor-client privilege. (6.6/15/CSC)

4.8 Land Acquisition/Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition or disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.7/15/CSC)

4.9 Litigation/Potential Litigation / Solicitor-Client Privilege / Direction to Employees or Agents

A matter pertaining to litigation or potential litigation, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and giving direction to employees or agents of the municipality with respect to 459 Second Street - Pottersburg Creek Erosion Repair Works. (6.1/11/CWC)

4.10 Solicitor-Client Privilege / Direction to Employees or Agents

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and directions and instructions to officers and employees or agents of the municipality with respect to Minimum Maintenance Standards. (6.2/11/CWC)

4.11 Litigation/Potential Litigation / Solicitor-Client Privilege / Direction to Employees or Agents

A matter pertaining to potential litigation with respect to the properties located at 267, 271 and 275 Ridgewood Crescent, including matters before administrative tribunals, affecting the municipality or local board with respect to slope failures; advice that is subject to solicitor-client

privilege, including communications necessary for that purpose, in connection with the work done on 267, 271 and 275 Ridgewood Crescent and future proposed remedial work; and directions and instructions to officers and employees or agents of the municipality regarding properties located on 267, 271 and 275 Ridgewood Crescent. (6.3/11/CWC)

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

5.1 14th Meeting held on June 25, 2019 11

**6. Communications and Petitions**

6.1 D. Domian and S. Zeman - 600 Sunningdale Road West 39T-18501 (Z-8888) 92

(Refer to the Planning and Environment Committee Stage for Consideration with Item 26 (3.6) of the 13th Report of the Planning and Environment Committee)

6.2 D. Hall - 447 Old Wonderland Road - SPA19-021 93

(Refer to the Planning and Environment Committee Stage for Consideration with Item 29 (3.9) of the 13th Report of the Planning and Environment Committee)

6.3 M. Powless - 3334 and 3354 Wonderland Road South (OZ-9043) 95

(Refer to the Planning and Environment Committee Stage for Consideration with Item 31 (3.11) of the 13th Report of the Planning and Environment Committee)

6.4 *(ADDED) M. Leach, JAM Properties - Demolition Request for Heritage Designated Property at 123 Queens Avenue* 96

(Refer to the Planning and Environment Stage for Consideration with Item 33 (4.1) of the 13th Report of the Planning and Environment Committee)

6.5 *(ADDED) S. Shortreed - Appointment to the London Hydro Board of Directors* 97

(Refer to the Corporate Services Committee Stage for consideration with item 12 (5.3) of the 15th Report of the Corporate Services Committee)

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

**8. Reports**

8.1 8th Report of the Community and Protective Services Committee 98

1. Disclosures of Pecuniary Interest

8.2 15th Report of the Corporate Services Committee 99

1. Disclosures of Pecuniary Interest

2. (2.1) 2019 Development Charges Capital Budget Adjustments

3. (2.2) 2018 Investment Report

4. (2.3) New Council Policy - Contracting for Legal Services

(Relates to Bill No. 269)

5. (2.4) Declare Surplus and Closing of Isaac Drive
6. (2.5) City of London Days at the Budweiser Gardens - Canada's Walk of Fame - Cancellation
7. (2.6) Report from the Federation of Canadian Municipalities Annual Conference and Trade Show - Quebec City, QC - May 30 - June 2, 2019
8. (3.1) Tax Adjustment Agenda
9. (4.1) Additional Honourees for Mayor's New Year's Honour List
10. (5.1) Corporate Services Committee Deferred Matters List
11. (5.2) Use of Council Chambers for Sovereign's Medal Ceremony
12. (5.3) Appointment to the London Hydro Board of Directors (Relates to Bill No. 308)

8.3 11th Report of the Civic Works Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 6th Report of the Transportation Advisory Committee
3. (2.2) Southdale Road West and Wickerson Road Improvements - Detailed Design and Tendering - Appointment of Consulting Engineer
4. (2.3) Southdale Road West Improvements Phase 1 - Detailed Design & Tendering - Appointment of Consulting Engineer
5. (2.7) Request for Tender (RFT) 19-83 - Removal and Management of Municipal (Household) Hazardous and Special Waste - Irregular Result
6. (2.8) Single Source Procurement - Replacement of Sand/Salt Spreaders
7. (2.9) Amendments to the Traffic and Parking By-law (Relates to Bill No.s 286, 287 and 288)
8. (2.4) Wonderland Road Sanitary Sewer Extension - Appointment of Consulting Engineer
9. (2.5) Current and Proposed Actions for Reducing and Managing Plastics in the Residential Sector and the Role for the Hefty EnergyBag Pilot Project (Relates to Bill No. 268)
10. (2.6) Award of Tender 19-47 Contract 15: Oakridge Acres Phase III, Pinetree, Dolway and Hickory - Irregular Result
11. (3.1) Sewer Private Drain Connection Policy Review Results: Proposed Drainage By-law (WM-4) and Wastewater & Stormwater By-law (WM-28) Amendments (Relates to Bill No.s 294 and 295)

12. (4.1) Parking By-law Amendment - S. Kohn, 553 Pall Mall Street
13. (4.2) Request for Compassionate Compensation for Private Drain Connection - K. Ramsay, 55 1/2 Ada Street
14. (4.3) Victoria Bridge Replacement - Detailed Design and Tendering - Appointment of Consulting Engineer
15. (4.4) Winter Maintenance Program Support
16. (5.1) Deferred Matters List
17. (5.2) New Sidewalks School Priority
18. (5.3) 7th Report of the Cycling Advisory Committee

8.4 13th Report of the Planning and Environment Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 6th Report of the Trees and Forests Advisory Committee
3. (2.2) 6th Report of the Advisory Committee on the Environment
4. (2.3) 7th Report of the Environmental and Ecological Planning Advisory Committee
5. (2.4) Application - Removal of Holding Provision - 9345 Elviage Drive (H-9056) (Relates to Bill No. 296)
6. (2.5) Application - 2700 Asima Drive (P-9063) (Relates to Bill No. 282)
7. (2.6) Application - 3270 Raleigh Boulevard (H-9086) (Relates to Bill No. 297)
8. (2.7) Application - 1509 Fanshawe Park Road West - Removal of Holding Provision h-17 (H-9083) (Relates to Bill No. 298)
9. (2.8) Decision - Ontario Municipal Board Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - 58 Sunningdale Road West
10. (2.9) Downtown Facade Uplighting Grant Program (Relates to Bill No. 281)
11. (2.10) Register of Cultural Heritage Resources
12. (2.11) Application - 1229 and 1265 Wharncliffe Road South (H-8974) (Relates to Bill No. 299)
13. (2.12) Application - 349 and 379 Sunningdale Road West - Removal of Holding Provisions (h and h-100) (H-9064) (Relates to Bill No. 300)
14. (2.13) Application - 7 Annadale Drive - Removal of Holding Provision (h-5) (H-9037) (Relates to Bill No. 301)
15. (2.15) Application - 2835 Sheffield Place - Removal of Holding Provisions (h, h-100, h-159) (H-8814) (Relates to Bill No. 302)

16. (2.17) Appeal of Committee of Adjustment Decision on Minor Variance Application A.040/19 - 585 Colborne Street
17. (2.18) Building Division Monthly Report for May 2019
18. (2.19) Application - 2650 Buroak Drive - Removal of Holding Provisions (h, h-54, h-71, h-95 and h-100) (H-89850) (Relates to Bill No. 303)
19. (2.14) Decision - Local Planning Appeal Tribunal - 3234, 3263 and 3274 Wonderland Road South (OZ-8950)
20. (2.16) Information Report - Proposed Regulations for Bill 108- More Homes, More Choices Act, 2019
21. (3.1) 660 Sunningdale Road East
22. (3.2) 7th Report of the London Advisory Committee on Heritage
23. (3.3) Application - 1631-1649 Richmond Street (OZ-9019) (Relates to Bill No.s 270, 271 and 304)
24. (3.4) Demolition Request for Heritage Listed Property at 567 King Street
25. (3.5) Application - Part of 124 St. James Street (OZ-9012) (Relates to Bill No.s 272, 273 and 305)
26. (3.6) Application - Residential Plan of Subdivision and Zoning By-law Amendment - 600 Sunningdale Road West 39T-18501 (Z-8888) (Relates to Bill No. 306)
27. (3.7) Application - 3080 Bostwick Road (O-9025) (Relates to Bill No.s 274, 275, 276, 277, 278 and 279)
28. (3.8) Application - 1076 Gainsborough Road (Z-9035) (Relates to Bill No. 307)
29. (3.9) 447 Old Wonderland Road - SPA19-021
30. (3.10) Lambeth Area Community Improvement Plan (O-9044) (Relates to Bill No.s 280, 283, 284 and 285)
31. (3.11) 3334 and 3354 Wonderland Road South (OZ-9043)
32. (3.12) 8076 Longwoods Road - SPA19-022
33. (4.1) Demolition Request for Heritage Designated Property at 123 Queens Avenue
34. (4.2) Thames Valley Joint Venture - Lot 66 - 1738-1754 Hamilton Road

## **9. Added Reports**

- 9.1 14th 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. 267 By-law No. A.- _____ - ____	190
	A by-law to confirm the proceedings of the Council Meeting held on the 30th day of July, 2019. (City Clerk)	
13.2	Bill No. 268 By-law No. A.- _____ - ____	191
	A by-law to authorize and approve a Grant Recipient Agreement between the Canadian Plastics Industry Association, and The Corporation of the City of London and to authorize the Mayor and the City Clerk to execute the Agreement. (2.5e/11/CWC)	
13.3	Bill No. 269 By-law No. CPOL.- _____ - ____	196
	A by-law to enact a new Council policy entitled “Contracting for Legal Services”. (2.3/15/CSC)	
13.4	Bill No. 270 By-law No. C.P.-1284(____)- ____	199
	A by-law to amend the Official Plan for the City of London, 1989 relating to 1631-1649 Richmond Street. (3.3a/13/PEC)	
13.5	Bill No. 271 By-law No. C.P.-1512(____)- ____	206
	A by-law to amend The London Plan for the City of London, 2016 relating to 1631-1649 Richmond Street. (3.3c/13/PEC)	
13.6	Bill No. 272 By-law No. C.P.-1284(____)- ____	211
	A by-law to amend the Official Plan for the City of London, 1989 relating to part of 124 St. James Street. (3.5a/13/PEC)	
13.7	Bill No. 273 By-law No. C.P.-1512(____)- ____	214
	A by-law to amend The London Plan for the City of London, 2016 relating to part of 124 St. James Street. (3.5b/13/PEC)	
13.8	Bill No. 274 By-law No. C.P.-1512(____)- ____	217
	A by-law to amend The London Plan for the City of London, 2016 relating to 3080 Bostwick Road. (3.7b/13/PEC)	
13.9	Bill No. 275 By-law No. C.P.-1512(____)- ____	220
	A by-law to amend The London Plan for the City of London, 2016 relating to 3080 Bostwick Road. (3.7c/13/PEC)	
13.10	Bill No. 276 By-law No. C.P.-1512(____)- ____	223
	A by-law to amend The London Plan for the City of London, 2016 relating to Sites 1 and 5 at 3080 Bostwick Road. (3.7d/13/PEC)	
13.11	Bill No. 277 By-law No. C.P.-1284(____)- ____	226
	A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick Road. (3.7e/13/PEC)	

13.12	Bill No. 278 By-law No. C.P.-1284( )-____  A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick Road. (3.7f/13/PEC)	229
13.13	Bill No. 279 By-law No. C.P.-1284( )-____  A by-law to amend the Official Plan for the City of London, 1989 relating to Sites 1 and 5 at 3080 Bostwick Road. (3.7g/13/PEC)	232
13.14	Bill No. 280 By-law No. C.P.-1284( )-____  A by-law to amend the Official Plan for the City of London, 1989 relating to the Lambeth Area Community Improvement Project Area. (3.10d/13/PEC)	235
13.15	Bill No. 281 By-law No. C.P.-1467( )-____  A by-law to amend C.P.-1467-175, as amended, being “A by-law to establish financial incentives for the Downtown Community Improvement Project Areas”. (2.9/13/PEC)	238
13.16	Bill No. 282 By-law No. C.P.-_____-_____  A by-law to exempt from Part-Lot Control, lands located at 2700 Asima Drive, legally described as Block 57 in Registered Plan 33M-699. (2.5/13/PEC)	251
13.17	Bill No. 283 By-law No. C.P.-_____-_____  A by-law to designate the Lambeth Area Community Improvement Project Area. (3.10a/13/PEC)	252
13.18	Bill No. 284 By-law No. C.P.-_____-_____  A by-law to adopt the Lambeth Area Community Improvement Plan. (3.10b/13/PEC)	254
13.19	Bill No. 285 By-law No. C.P.-_____-_____  A by-law to establish financial incentives for the Lambeth Area Community Improvement Project Area. (3.10c/13/PEC)	255
13.20	Bill No. 286 By-law No. PS-113-19_____  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.” (2.9a/11/CWC)	272
13.21	Bill No. 287 By-law No. PS-113-19_____  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.” (2.9b/11/CWC)	273
13.22	Bill No. 288 By-law No. PS-113-19_____  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.” (2.9c/11/CWC)	274
13.23	Bill No. 289 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 Dundas Street and Adelaide	275



	Street North) (Chief Surveyor - pursuant to Consent B.40/18 and in accordance with Zoning By-law Z.-1)	
13.24	Bill No. 290 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, west of Watmar Avenue) (Chief Surveyor - pursuant to SPA18-110 and in accordance with Zoning By-law Z.-1)	277
13.25	Bill No. 291 By-law No. W.-5593(____)- ____  A by-law to amend by-law No. W.-5593-37 entitled, "A by-law to authorize the Colonel Talbot Pumping Station. (Project No. ES2204)" (2.2/10/CWC)	279
13.26	Bill No. 292 By-law No. W.- _____ - ____  A by-law to authorize the Southwest Capacity Improvement. (Project No. ES5263) (2.3/10/CWC)	280
13.27	Bill No. 293 By-law No. W.- _____ - ____  A by-law to authorize the New Major Open Space Network. (Project No. PD204319) (2.5/12/PEC)	281
13.28	Bill No. 294 By-law No. WM-4-19 _____  A by-law to amend By-law WM-4, being a by-law to Regulate Connections to the Public Sewage Works. (3.1a/11/CWC)	282
13.29	Bill No. 295 By-law No. WM-28-19 _____  A by-law to amend By-law WM-28, being a by-law for regulation of wastewater and stormwater drainage systems in the City of London. (3.1b/11/CWC)	283
13.30	Bill No. 296 By-law No. Z.-1-19 _____  A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 9345 Elviage Drive. (2.4/13/PEC)	284
13.31	Bill No. 297 By-law No. Z.-1-19 _____  A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 3270 Raleigh Crescent. (2.6/13/PEC)	286
13.32	Bill No. 298 By-law No. Z.-1-19 _____  A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1509 Fanshawe Park Road West. (2.7/13/PEC)	288
13.33	Bill No. 299 By-law No. Z.-1-19 _____  A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 1229 and 1265 Wharncliffe Road South. (2.11/13/PEC)	290
13.34	Bill No. 300 By-law No. Z.-1-19 _____  A by-law to amend By-law No. Z.-1 to remove holding provisions from	292

	the zoning for lands located at 349 and 379 Sunningdale Road West. (2.12/13/PEC)	
13.35	Bill No. 301 By-law No. Z.-1-19_____	294
	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 7 Annadale Drive. (2.13/13/PEC)	
13.36	Bill No. 302 By-law No. Z.-1-19_____	296
	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 2835 Sheffield Place. (2.15/13/PEC)	
13.37	Bill No. 303 By-law No. Z.-1-19_____	298
	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 2650 Buroak Drive. (2.19/13/PEC)	
13.38	Bill No. 304 By-law No. Z.-1-19_____	300
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1631-1649 Richmond Street. (3.3b/13/PEC)	
13.39	Bill No. 305 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 part of 124 St. James Street. (3.5c/13/PEC)	
13.40	Bill No. 306 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 600 Sunningdale Road West. (3.6a/13/PEC)	
13.41	Bill No. 307 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 1076 Gainsborough Road. (3.8/13/PEC)	
13.42	Bill No. 308 By-law No. A.- _____ - _____	310
	A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc. (5.3/15/CSC)	

#### 14. Adjournment



## Council Minutes

The 14th Meeting of City Council  
June 25, 2019, 4:00 PM

Present: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, S. Hillier  
Also Present: M. Hayward, A. Barbon, G. Bridge, B. Card, B. Coxhead, M. Daley, S. Datars Bere, J. Fleming, M. Geudans, C. Jasnich, L. Livingstone, P. McKague, D. MacRae, S. Miller, D. O'Brien, B. O'Hagan, M. Ross, C. Saunders, K. Scherr, M. Schulthess, G. Smith, S. Stafford, J. Taylor, B. Warner, B. Westlake-Power and P. Yeoman.

The meeting is called to order at 4:01 PM, with all Members present.

### 1. Disclosures of Pecuniary Interest

Councillor J. Morgan discloses a pecuniary interest in Item 3.3 e) of the 15th Report of the Strategic Priorities and Policy Committee having to do with consideration of appointments to the London Hydro Inc. Board of Directors, by indicating that one of the applicants has a role in his employment performance assessment with Western University.

### 2. Recognitions

#### 2.1 City of London's 2018 Awards of Excellence

His Worship the Mayor recognizes the recipients of the City of London's 2018 Awards of Excellence.

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

None.

### 4. Council, In Closed Session

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

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

#### 4.1 Personal Matter About Identifiable Individual/Litigation/Potential Litigation/Solicitor-Client Privileged Advice

A matter pertaining to an identifiable individual; employment-related matters; litigation or potential litigation affecting the municipality; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/14/CSC)

#### 4.2 Land Acquisition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value

and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/14/CSC)

#### 4.3 Land Acquisition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.3/14/CSC)

#### 4.4 Personal Matters/Identifiable Individual/Labour Relations/Employee Negotiations/Solicitor-Client Privileged Advice

A matter pertaining to personal matters about identifiable individuals, labour relations or employee negotiations, advice that is subject to solicitor-client privilege, including communications necessary for that purpose and, advice and recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.4/14/CSC)

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

A matter pertaining to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advise that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/12/PEC)

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

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, litigation or potential litigation, and directions and instructions to officers and employees or agents of the municipality with respect to the 449 Hill Street Demolition Project.

#### 4.7 (Added) Land Acquisition/Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition or disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/15/SPPC)

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

### **Motion Passed (15 to 0)**

The Council rises and goes into the Council, In Closed Session, at 4:21 PM, with Mayor E. Holder in the Chair and all Members present.

At 4:28 PM Councillor S. Hillier leaves the meeting.

At 4:29 PM Councillor S. Hillier enters the meeting.

At 4:30 PM Councillor S. Turner leaves the meeting.

At 4:32 PM Councillor S. Turner enters the meeting.

At 4:47 PM Councillor J. Morgan leaves the meeting.

The Council, In Closed Session, rises at 4:56 PM and Council reconvenes at 4:59 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor M. Salih.

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

Motion made by: P. Van Meerbergen

Seconded by: A. Hopkins

That the Minutes of the 13th Meeting of City Council, held on June 11, 2019, BE APPROVED.

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

**Motion Passed (14 to 0)**

**6. Communications and Petitions**

Motion made by: S. Lewis

Seconded by: M. van Holst

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

6.1 M.A. Hodge, 310 Wolfe Street, Victoria Park Secondary Plan;

6.2 C. Stroud, People's Forum on Housing, London Ontario;

6.3 M. Meddaoui, Amiraco Properties Inc., Old East Village Dundas Street Corridor Secondary Plan (O-8879)

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

**Motion Passed (14 to 0)**

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

None.

**8. Reports**

8.1 14th Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 14th Report of the Corporate Services Committee BE APPROVED, excluding Items 7 (2.1), 8(2.6) and 9(2.8).

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

**Motion Passed (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**

2. (2.2) Update #4: Harassment and Discrimination - Third Party Review -Workplace Assessment and Recommendations - Action Plan

Motion made by: J. Morgan

That, on the recommendation of the City Manager and Managing Director, Corporate Services and Chief Human Resources Officer, the plan set out in the staff report dated June 18, 2019 in response to the Rubin Thomlinson LLP Workplace Assessment Report, BE ENDORSED.

**Motion Passed**

3. (2.3) Report of the Downtown Monitored Surveillance Camera Program

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Manager and on the advice of the Division Manager, Corporate Security and Emergency Management, the staff report dated June 18, 2019 regarding the Downtown Monitored Surveillance Camera Program BE RECEIVED for information purposes.

**Motion Passed**

4. (2.4) 2018 Annual Report on Development Charges Reserve Funds

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the 2018 Annual Report on Development Charges Reserve Funds:

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

b) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE DIRECTED to make the 2018 Annual Report on Development Charges Reserve Funds available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the Development Charges Act, 1997.

**Motion Passed**

5. (2.5) Municipal Accommodation Tax - Process for Allocation of Funds

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, all contributions to the Tourism Infrastructure Reserve Fund from the City's share of Municipal Accommodation Tax revenues BE APPROVED as a source of funding for the City's capital plan, with the exception of the commitments to external parties previously approved by Council.

**Motion Passed**

6. (2.7) Industrial Land Development Strategy – Annual Monitoring and Pricing Report – City-Owned Industrial Land

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, the following actions be taken with respect to the annual monitoring and pricing of City-owned industrial lands:

a) the staff report dated June 18, 2019 entitled "Industrial Land Development Strategy Annual Monitoring and Pricing Report – City Owned Industrial Land", BE RECEIVED and;

b) NO ACTION BE TAKEN at this time to adjust the current pricing of the City owned industrial land from the following prices that were established October 1, 2018:

Pricing for serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, and Cuddy Blvd Parcels:

- Lots up to 3.99 acres \$80,000.00 per acre
- 4.00 acres and up \$70,000.00 per acre

Pricing for service industrial land in Trafalgar Industrial Park:

- All Lot sizes - \$ 65,000.00 per acre.

**Motion Passed**

10. (3.1) Council Procedure By-law (Relates to Bill No. 237)

Motion made by: J. Morgan

That, on the recommendation of the City Clerk, the proposed by-law appended to the staff report dated June 18, 2019 as Appendix "A" being "A by-law to amend By-law A-50, as amended, being "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London" to clarify that Members of Council who are not a member of a standing committee may participate in the debate with respect to a matter before the standing committee; and to amend the meeting times of standing committees to reflect the annual meeting calendar BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019;

it being noted that at the public participation meeting associated with this matter no public submissions were made.

**Motion Passed**

7. (2.1) Update: Workplace Diversity and Inclusion

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and Chief Human Resources Officer, the staff report dated June 18, 2019 with respect to an update on Workplace Diversity and Inclusion BE RECEIVED for information purposes.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (12 to 1)**

8. (2.6) 4G+ / 5G Small Cell Pilot Project (Relates to Bill No. 235)

Motion made by: J. Morgan

That, on the recommendation of the Director of Information Technology Services, the Managing Director, Environmental and Engineering Services and City Engineer, the Managing Director, Planning and City Planner, the Manager of Information Technology Services and the Director of Community and Economic Innovation and with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the 4G+ / 5G Small Cell Pilot Project:

a) the proposed by-law appended to the staff report dated June 18, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to:

i) approve the Pilot Municipal Small Cell Licence Agreement between The Corporation of the City of London and Rogers Communications Canada Inc. to facilitate the installation of the small cell telecommunications equipment; and

ii) authorize the Mayor and the City Clerk to execute the Agreement noted in part a) i) above;

b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this Agreement.

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

**Motion Passed (13 to 0)**

9. (2.8) Expropriation of Land – Wharncliffe Road Widening and Improvements Project (Relates to Bill No. 244)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation and on the advice of the Manager of Realty Services, the following actions



be taken with respect to the Wharncliffe Road Widening and Improvements Project:

a) the expropriation of land as may be required for the Wharncliffe Road South Road Widening and Improvements Project between Becher Street and Springbank Drive, BE APPROVED; and,

b) the proposed by-law appended to the staff report dated June 18, 2019 as Schedule "B" BE INTRODUCED at the Council meeting on June 25, 2019 to:

i) authorize and approve an application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority for the approval to expropriate the land required for Wharncliffe Road South Road Widening and Improvements between Becher Street and Springbank Drive;

ii) The Corporation of the City of London as Expropriating Authority serve and publish notice of the above application in accordance with the terms of the Expropriations Act;

iii) The Corporation of the City of London forward to the Chief Inquiry Officer any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and

iv) authorize the Civic Administration to carry out all necessary administrative actions in respect of the above-noted expropriation;

it being noted that a verbal delegation from N. Finlayson requesting the consideration of excluding her property from the proposed expropriation, was received.

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

Nays: (1): A. Kayabaga

#### **Motion Passed (12 to 1)**

At 5:05 PM, pursuant to section 17.5 of the Council Procedure By-law, His Worship the Mayor rules that the meeting is suspended until order is restored.

At 5:10 PM His Worship the Mayor resumes the meeting, with all Members present except Councillor M. Salih.

At 5:17 PM Councillor S. Lewis leaves the meeting.

#### 8.2 10th Report of the Civic Works Committee

Motion made by: P. Squire

That the 10th Report of the Civic Works Committee BE APPROVED.

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

#### **Motion Passed (13 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) 6th Report of the Cycling Advisory Committee

Motion made by: P. Squire

That it BE NOTED that the 6th Report of the Cycling Advisory Committee, from its meeting held on May 15, 2019, was received.

**Motion Passed**

3. (2.2) Colonel Talbot Pumping Station Construction Tender Award: Tender T19-65

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and subject to receipt of requisite regulatory approvals, the following actions be taken with respect to the award of contract for the Colonel Talbot Pumping Station construction project:

- a) the bid submitted by Hayman Construction Inc. at its tendered price of \$5,089,201.00, excluding HST, BE ACCEPTED; it being noted that the bid submitted by Hayman Construction Inc. was the lowest of five bids received and meets the City's specifications and requirements in all areas;
- b) the value of the total detailed design and contract administration fees for Stantec Consulting Ltd., BE INCREASED by \$174,535.00, excluding HST to \$1,534,085.60 (including contingency), to cover additional efforts required as a result of additional work scope;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 18, 2019 as Appendix 'A';
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approval, given herein, BE CONDITIONAL upon the Corporation entering into a formal contract relating to this project (Tender 19-65); 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-E03)

**Motion Passed**

4. (2.3) Contract Award: Tenders T19-48 and T19-49 - Dingman Creek Pumping Station Forcemain Installation

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and subject to receipt of requisite regulatory approvals, the following actions be taken with respect to the award of contract for the Dingman Creek Pumping Station Forcemain construction project:

- a) the bid submitted by 291 Construction Ltd. at its tendered price of \$3,572,506.65, excluding HST in response to Tender 19-48, BE ACCEPTED; it being noted that the bid submitted by 291 Construction Ltd. was the lowest of six bids received and meets the City's specifications and requirements in all areas;
- b) the bid submitted by Bre-Ex Construction Inc. at its tendered price of \$4,912,985.47, excluding HST in response to Tender 19-49, BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc. was the lowest of three bids received and meets the City's specifications and requirements in all areas;
- c) the financing for these projects BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 18, 2019 as Appendix 'A';
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approval, given herein, BE CONDITIONAL upon the Corporation entering into formal contracts relating to this project (Tenders 19-48 and 19-49); 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-E03)

**Motion Passed**

5. (2.5) Construction of the Crinklaw-Scott and Branch 'D' of the Hampton-Scott Municipal Drains (Relates to Bill No.s 255 and 256)

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 construction of the Crinklaw-Scott and Branch 'D' of the Hampton-Scott Municipal Drains:

- a) the drainage reports, appended to the staff report dated June 18, 2019 as Appendix 'A', prepared by Spriet Associates London Ltd, Consulting Engineers for the construction of the Crinklaw-Scott and Branch 'D' of the Hampton-Scott Municipal Drains BE ADOPTED; and it being noted the notice of the meeting was provided to the benefitting property owners in accordance with the provisions of Section 41 of the Drainage Act; and,
- b) the proposed by-laws appended to the staff report dated June 18, 2019 as Appendix 'B' BE INTRODUCED at the Council meeting on June 25, 2019 and BE GIVEN two readings to authorize the construction of the Crinklaw-Scott and Branch 'D' of the Hampton-Scott Municipal Drains projects, it being noted that the third reading and enactment of the by-law would occur after the holding of the Court of Revision in connection with the project. (2019-E09)

6. (2.6) Appointment of Consulting Engineers – Infrastructure Renewal Program

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 appointment of consulting engineers for the Infrastructure Renewal Program:

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified 2020 – 2021 Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2 (e) of the City of London’s Procurement of Goods and Services Policy:
  - i) AECOM Canada Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of the 2020 City Centre Servicing Strategy Program Phase 3, Richmond Street from York Street to Dundas Street reconstruction, in the total amount of \$358,015.00 (including contingency), excluding HST;
  - ii) Development Engineering (London) Limited BE APPOINTED consulting engineers to complete the pre-design, detailed design and construction administration of the 2020 Infrastructure Renewal Program Contract 1, Oxford Park South Area Reconstruction Phase 1, Britannia Avenue from Riverside Drive to Edinburgh Street, and Tozer Avenue, all, in the total amount of \$224,647.50 (including contingency), excluding HST;
  - iii) Archibald, Gray and McKay Engineering Limited BE APPOINTED consulting engineers to complete the pre-design, detailed design and construction administration of the 2020 Infrastructure Renewal Program Contract 2, Euclid Avenue from Wharncliffe Road to Wortley Road, and Birch Street from Byron Avenue to Euclid Avenue reconstruction, in the total amount of \$372,218.00 (including contingency), excluding HST;
  - iv) Spriet Associates (London) Limited BE APPOINTED consulting engineers to complete the pre-design, detailed design and construction administration of the 2020 Infrastructure Renewal Program Contract 12, Hyla Street from Hamilton Road to Trafalgar Street, and Elm Street from Hamilton Road to Trafalgar Street reconstruction, in the total amount of \$369,245.80 (including contingency), excluding HST, and,
  - v) AECOM Canada Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of the 2021 Infrastructure Renewal Program Assignment ‘A’, English Street from Dundas Street to Princess Avenue, and Lorne Avenue from English Street to 100m east reconstruction in the total amount of \$199,990.00 (including contingency), excluding HST;
- b) Archibald, Gray and McKay Engineering Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of the 2020 Infrastructure Renewal Program Contract 10, Egerton Street Phase 3 reconstruction, in the total amount of \$173,800.00 (including contingency), excluding HST, in accordance with the estimate on file, 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 projects identified in a) and b) above BE APPROVED in accordance with the Sources of Financing Report appended to the staff report dated June 18, 2019 as Appendix 'A';

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

e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with each consultant for the respective project; 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-T06)

**Motion Passed**

7. (2.7) Clarke Road Improvements - Environmental Study Report

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 Clarke Road Improvements Environmental Study Report:

a) Clarke Road Improvements Schedule C Municipal Class Environmental Assessment BE ACCEPTED;

b) a Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,

c) the Environmental Study Report BE PLACED on the public record for a 30 day review period. (2019-T04)

**Motion Passed**

8. (2.10) Award of Contract (RFP 19-22) – Four (4) Compressed Natural Gas (CNG) Rear-Loading Waste Collection Trucks

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:

a) the submission from Team Truck Centers Inc., 795 Wilton Grove Road London, Ont. N6N 1N7, BE ACCEPTED; for the supply and delivery of four (4) CNG Rear Loading Waste Collection Trucks at a total purchase price of \$1,090,920 (\$272,730 per unit) excluding HST;

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

c) 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; and,

d) the funding for this purchase BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 18, 2019 as Appendix "A". (2019-V01/E07)

**Motion Passed**

9. (2.11) Award of Contract (RFP 19-26) – One (1) Compressed Natural Gas (CNG) Top-Loading Waste Collection Truck

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:

- a) the submission from Vision Truck Group 1220 Franklin Blvd. Cambridge Ontario N1R 8B7 for the supply and delivery of one (1) CNG Top Loading Waste Collection Truck for the purchase price of \$425,990 excluding HST, BE ACCEPTED;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- c) 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; and,
- d) the funding for this purchase BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 18, 2019 as Appendix "A". (2019-V01/E07)

**Motion Passed**

10. (2.12) Long Term Water Storage Options Municipal Class Environmental Assessment: Notice of Completion

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 Long Term Water Storage Options Municipal Class Environmental Assessment:

- a) the Long Term Water Storage Municipal Class Assessment Executive Summary appended to the staff report dated June 18, 2019 as Appendix 'A', BE ACCEPTED;
- b) a Notice of Completion BE FILED with the Municipal Clerk; and,
- c) the Project File for the Long Term Water Storage Options Municipal Class Environmental Assessment BE PLACED on public record for a 30-day review period. (2019-E08)

**Motion Passed**

11. (2.13) Adelaide Street North Grade Separation - Memorandum of Understanding with Canadian Pacific Railway (Relates to Bill No. 236)

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 Adelaide Street North Grade Separation Project:

- a) the proposed by-law appended to the staff report dated June 18, 2019 as Appendix A BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to:
  - i) authorize and approve the Memorandum of Understanding appended to the staff report dated June 18, 2019 as Schedule 1 of Appendix A, between The Corporation of the City of London and Canadian Pacific Railway Company, to set out the terms under which the parties have agreed to proceed with the Project;
  - ii) authorize the Mayor and the City Clerk to execute the Memorandum of Understanding; and,
- b) authority BE DELEGATED to the Managing Director of Environmental and Engineering Services and City Engineer, or their designate, to execute any financial reports required as a condition of the Memorandum of Understanding authorized and approved in a) above. (2019-T05)

**Motion Passed**

12. (2.14) Contract Award: Tender No. RFT19-56 - Fox Hollow Stormwater Management Facility No. 1 - North Cell (ESSWM-FH1)

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 contract for the Fox Hollow Stormwater Management Facility No. 1 North Cell project:

- a) the bid submitted by DeKay Construction (1987) Ltd., at its tendered price of \$2,962,027.20, excluding HST, BE ACCEPTED; it being noted that the bid submitted by DeKay Construction (1987) Ltd., was the lowest of five (5) bids received;
- b) the budget adjustment to increase Development Charges funding for project ESSWM-FH1 BE APPROVED to the Fox Hollow Stormwater Management Facility #1 North Cell, with a total budget increase of \$600,000 and an overall budget total in the amount of \$3,700,000;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 18, 2019 as Appendix 'A';
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to this project (Tender No. RFT19-56); 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-E03)

**Motion Passed**

13. (2.15) Upper Thames River Conservation Authority and City of London Flood Protection Projects

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 City of London's contribution to infrastructure:

a) The Upper Thames River Conservation Authority BE AUTHORIZED to carry out the following projects in concert with the City by increasing the City's share by \$657,500 (including contingency), excluding HST, in order to complete the following 2018 approved works:

i) Phase 4 of the West London Dyke reconstruction project;

ii) Phase 5 of the Fanshawe Dam concrete and dam repair;

b) The Upper Thames River Conservation Authority BE AUTHORIZED to carry out the Phase 5 of the West London Dyke detailed design with the City's share being \$69,750 (including contingency), excluding HST;

c) The Upper Thames River Conservation Authority BE AUTHORIZED to carry out the Phase 6 of the West London Dyke detailed design with the City's share being \$33,250 (including contingency), excluding HST;

d) The Upper Thames River Conservation Authority BE AUTHORIZED to carry out the Fanshawe Dam Safety Study with the City's share being \$38,500 (including contingency), excluding HST;

e) the financing for this work BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 18, 2019 as Appendix 'A'; and,

f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary to give effect to these recommendations.(2019-E21)

**Motion Passed**

14. (2.16) Redan-Marmora-Nelson Streets Lane Closing (Relates to Bill No. 247)

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 closing and disposing of certain City owned public lane bounded by Redan Street, Nelson Street and Marmora Street:

a) the closing of the above noted lane BE APPROVED;



- b) the proposed by-law appended to the staff report dated June 18, 2019 as Appendix 'A' closing the Lane bounded by Redan, Nelson and Marmora Streets" BE INTRODUCED at the Municipal Council meeting to be held on June 25th, 2019;
  - c) the above-noted lane BE DECLARED SURPLUS;
  - d) the Civic Administration BE AUTHORIZED to make all decisions and undertake all necessary steps required to divide and transfer the closed lane to the abutting property owners as fairly and equitably as possible, where possible, subject to the following guidelines;
    - i) no portion of the lane shall be disposed of that would result in the sole legal vehicular access to a property being lost;
    - ii) property owner objections to disposing of the untraveled lane by reason of potential for future use will not be considered;
    - iii) property owners abutting the subject closed lane shall be given the first right of refusal to acquire the portion of the lane abutting their property to the middle of the lane (one-half the lane width). If that option is not exercised, the surplus land will be made available to the other abutting property owners. In general, the City will support any lane disposition that is agreed to by property owners and that eliminates or minimizes the creation of remnant parcels;
    - iv) the subject lane land will be offered to the abutting property owners for the nominal sum of \$1 with the City being responsible for all land transfer costs. The City will pay for the preparation of a reference plan and the property owner will be required to retain a lawyer to facilitate the transfer of the subject land. Subject to pre-approval by the City Solicitor, the City will be responsible for all reasonable legal fees and disbursements relating to the transfer. The property owner's lawyer must agree to provide an undertaking acceptable to the City Solicitor, committing to consolidating the property's Property Identification Numbers (PIN's) post conveyance, the cost of which will be included in the approved legal fees;
    - v) any required fence relocations and obstruction removal made necessary by the transfer of land will be the sole responsibility of the property owners; and,
    - vi) where circumstances prevent the lane or a portion thereof from being conveyed, the lane will be retained by the City and will continue to be available for use by the abutting property owners and be subject to the City's Lane Maintenance Policy until such time it can be disposed of;
- it being noted that subject to passing and registration of the above noted by-law, any utility easements shall be conveyed to utility owners if needed, and a municipal easement will be retained by the City if required. (2019-T09)

**Motion Passed**

- 15. (2.17) Award of Tender 19-64 - Mill and Overlay of Various City Streets - Irregular Result

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 contract for the Mill and Overlay of Various City of London Streets:

- a) the bid submitted by Dufferin Construction Company at their tendered price of \$760,875.00, excluding HST BE ACCEPTED, it being noted that the bid submitted by Dufferin Construction Company was an irregular result (only one bid received), however, was below the estimated expenditure and meets the City's specifications and requirements in all areas;
- b) the funding for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated June 18, 2019 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this appointment;
- 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; 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-T04)

**Motion Passed**

16. (2.18) Closing of Isaac Drive (Relates to Bill No. 248)

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 closing Isaac Drive north of Clayton Walk:

- a) the closing of Isaac Drive north of Clayton Walk BE APPROVED; and,
- b) the proposed by-law appended to the staff report dated June 18, 2019 as Appendix 'A' closing Isaac Drive north of Clayton Walk BE INTRODUCED at the June 25th, 2019 Council Meeting;

it being noted that subject to the passing and registration of the above noted closing by-law in the Land Registry Office, utility easements shall be conveyed to utility owners as needed and the City will retain a municipal services easement over the lands to be conveyed. (2019-T09)

**Motion Passed**

17. (2.4) Single Source Procurement - Greenway Reheater

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 procurement of a replacement reheater at the Greenway Wastewater Treatment Plant:

a) the approval hereby BE GIVEN to enter into negotiations for the single source purchase of new reheater heat exchanger from Arvos Schmidtsche-Schack LLC;

b) the approval given herein BE CONDITIONAL upon the Corporation negotiating satisfactory prices, terms and conditions with Arvos Schmidtsche-Schack LLC, to the satisfaction of the Managing Director, Environmental and Engineering Services and City Engineer, it being noted that there may not be sufficient time to adhere to the normal Committee and Council contract approval process due to escalating steel commodity prices resulting in limited price guarantees; and,

c) the approval hereby BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order relating to the subject matter of this approval. (2019-F17)

**Motion Passed**

18. (2.8) Amendments to the Traffic and Parking By-law (Relates to Bill No.s 245 and 246)

Motion made by: P. Squire

That on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-laws appended to the staff report dated June 18, 2019 as Appendix 'A' and 'B' BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019, for the purpose of amending the Traffic and Parking By-law (PS-113). (2019-T08)

**Motion Passed**

19. (2.9) 2020 Annual New Sidewalk Program

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the sidewalk candidates proposed for the 2020 Annual New Sidewalk Program BE ENDORSED for implementation in 2020;

it being noted that the Civic Works Committee received a communication from Councillor M. van Holst with respect to this matter. (2019-T04)

**Motion Passed**

20. (2.19) Work Approval Permit Program Enhancements

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer and Managing Director, Development and Compliance Services and Chief Building Official, the Work Approval Permit Program BE MODIFIED in general accordance with the recommendations contained in the staff report dated June 18, 2019 and entitled "Work Approval Permit Program Enhancements";

it being noted that the proposed Work Approval Permit Program modifications may be further refined based on available resources and future adjustments that may be required;

it being further noted that proposed fee changes will be brought forward for consideration at a future Public Participation Meeting before the Strategic Priorities and Policy Committee as part of the annual review of City's Fees and Charges By-law;

it being further noted that the ~~attached~~ presentation from A. Salton, Manager, Zoning and Public Property Compliance and a communication from L. Landgon, CEO, London Home Builders Association with respect to the above matter, were received. (2019-P01)

**Motion Passed**

21. (4.1) 5th Report of the Transportation Advisory Committee

Motion made by: P. Squire

That the following actions be taken with respect to the 5th Report of the Transportation Advisory Committee, from its meeting held on May 28th, 2019:

- a) clause 2.1 of the above-noted Report BE REFERRED to the Civic Administration for review and report back to the Civic Works Committee; and,
- b) clauses 1.1, 3.1-6.2, BE RECEIVED.

**Motion Passed**

22. (4.2) Councillor M. van Holst - Best Practices for Investing in Energy Efficiency and GHG Reduction

Motion made by: P. Squire

That Civic Administration BE REQUESTED to develop a set of guidelines to evaluate efficiency and Greenhouse Gas reduction investments and provide some suggested best practices. (2019-E17)

**Motion Passed**

23. (5.1) Deferred Matters List

Motion made by: P. Squire

That it BE NOTED that the Deferred Matters List as of June 17, 2019, was received.

**Motion Passed**

8.3 12th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 12th Report of the Planning and Environment Committee BE APPROVED.

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

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.3) Proposed New Tree Protection By-law and Notice of Public Participation Meeting

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the proposed City of London Tree Protection By-law appended to the staff report dated June 17, 2019 as Appendix "A" BE REFERRED to a public participation meeting to be held at the Planning and Environment Committee on September 23, 2019 for the purpose of seeking public input on the proposed new by-law. (2019-E18)

**Motion Passed**

3. (2.4) Initiation Report - Urban Design Peer Review Panel Term of Reference Review

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Terms of Reference for the Urban Design Peer Review Panel:

a) the staff report dated June 17, 2019, entitled "Initiation Report: Urban Design Peer Review Panel Terms of Reference Review" BE RECEIVED for information; and,

b) Civic Administration BE DIRECTED to initiate a review of the Urban Design Peer Review Panel Terms of Reference. (2019-D32)

**Motion Passed**

4. (2.5) Application - Summerside Subdivision Phase 13B - Special Provisions 39T-92020-13B

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the subdivision of land over

Part of Lots 15 and 16, Concession 1, situated on the north side of Bradley Avenue, east of Highbury Avenue South;

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the Summerside Subdivision – Phase 13b (39T-92020) appended to the staff report dated June 17, 2019 as Appendix “A”, BE APPROVED;
- b) the applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated June 17, 2019 as Appendix “B”,
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 17, 2019 as Appendix “C”; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2019-D12)

**Motion Passed**

- 5. (2.6) Application - 2700 Asima Drive - Exemption from Part-Lot Control (P-9063)

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 Rockwood Homes, to exempt Block 57, Plan 33M-699 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated June 17, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 57, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to registered subdivision agreements and are zoned Residential R4 Special Provision (R4-5(2)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum garage front yard depth of 5.5m, a minimum exterior side yard main building depth of 3.0m and a minimum interior side yard depth of 1.5m;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 57, Plan 33M-699 as noted in clause (a) above:
  - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
  - ii) the applicant submit a draft reference plan to the Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
  - iii) the applicant submits to the Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with

the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

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

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

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

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

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

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

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

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

xii) the applicant shall provide a draft transfer of the easements to be registered on title for the reciprocal use of parts 3 and 4 by parts 2 and 5; and,

xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part-Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question. (2019-D25)

### **Motion Passed**

6. (2.7) Application - 1020 Coronation Drive - Removal of Holding Provisions (H-9055) (Relates to Bill No. 252)

Motion made by: A. Hopkins

That on the recommendation of the Director, Development Services, based on the application by Town & Country Developments Inc., relating to the property located at 1020 Coronation Drive, the proposed by-law appended to the staff report dated June 17, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 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 R9 (h-89\*h-90\*h-91\*R9-7\*H45) Zone TO a Residential R9 (R9-7\*H45) Zone to remove the “h-89”, “h-90” and “h-91” holding provisions from the lands. (2019-D09)

**Motion Passed**

7. (2.8) Arva Sanitary Servicing Agreement Update

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to amending the servicing agreement between the City of London and Municipality of Middlesex Centre to increase sanitary servicing capacity for the community of Arva:

- a) the staff report dated June 17, 2019, entitled "Arva Sanitary Servicing Agreement Update" BE RECEIVED for information;
- b) NO FURTHER ACTION BE TAKEN to amend the current servicing agreement between the City of London and the Municipality of Middlesex Centre to increase sanitary servicing capacity for the Arva Sanitary Servicing Area; and,
- c) the Civic Administration BE DIRECTED to participate in and comment on the Arva servicing area municipal wastewater treatment facility Environmental Assessment to ensure that any concerns of the City of London are addressed through that process. (2019-E01)

**Motion Passed**

8. (2.9) 1156 Dundas Street - Property Tax Assistance By-law Extension Report (Relates to Bill No. 243)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application made under the Community Improvement Plan for Brownfield Incentives by McCormick Villages Inc. (“McCormick Villages”), relating to the property located at 1156 Dundas Street:

- a) the proposed by-law appended to the staff report dated June 17, 2019 as Appendix “A” being “A by-law to amend By-law No. C.P.-1520-548 being “A by-law to cancel a portion of the Municipal and Education taxes at 1156 Dundas Street” by changing the time period by which the Owner is required to file a record of site condition in the Environmental Site Registry” BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019”; and,
- b) subject to the enactment of the by-law noted in a) above, the Civic Administration BE DIRECTED to forward the above-noted by-law and related Municipal Council resolution, with an appropriate covering letter, to the Minister of Finance for consideration. (2019-F22A)



**Motion Passed**

9. (2.1) Housing Supply: Defining Permit Ready Lots

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Permit Ready Lot Working Group:

- a) the staff report dated June 17, 2019 entitled "Housing Supply: Defining Permit Ready Lots", outlining the output and analysis reviewed as part of the Permit Ready Lot Working Group BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to prepare an Annual Development Report as an information and monitoring tool, summarizing development metrics for the previous year, forecasts of near-term growth and progress regarding continuous improvement initiatives, it being noted that the first Annual Development Report will be published by the end of the first quarter of 2020. (2019-D04)

**Motion Passed**

10. (2.2) Affordable Housing Development Planning Toolkit Update (18 AFF)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with regard to the Affordable Housing Development Toolkit:

- a) the Civic Administration BE DIRECTED to prepare and develop the new tools of the Affordable Housing Development Toolkit, as identified in the staff report dated June 17, 2019, entitled "Affordable Housing Development: Planning Toolkit Update";
- b) the above-noted report BE CIRCULATED to stakeholders, agencies, and community groups including, but not limited to the London Development Institute, London Home Builders Association, Urban League, London Middlesex Community Housing and Housing Development Corporation London;

it being noted that the results of consultations regarding the Toolkit will also inform the development of the Affordable Housing Community Improvement Plan. (2019-S11)

**Motion Passed**

11. (3.1) Request for Council Resolution, under Section 45 (1.4) of the Planning Act, 1990 - 3080 Bostwick Road: Site 5

Motion made by: A. Hopkins

That, the following actions be taken with respect to the property located at Site 5, 3080 Bostwick Road:

- a) on the recommendation of the City Clerk, the staff report dated June 17, 2019 entitled "Request for Council Resolution, under section 45(1.4) of the Planning Act, 1990 - 3080 Bostwick Road, Site 5" BE RECEIVED for information; and,

b) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by S. Allen, MHBC Planning Urban Design and Landscape Architecture, on behalf of 731675 Ontario Limited for the property located at Site 5, 3080 Bostwick Road;

it being noted that the Planning and Environment Committee heard a verbal delegation and reviewed and received the ~~attached~~ presentation from S. Allen, MHBC Planning Urban Design and Landscape Architecture, with respect to this matter. (2019-D09)

### Motion Passed

12. (3.2) Application - 3493 Colonel Talbot Road - Zoning By-law Amendments (OZ-9032) (Relates to Bill No.s 239, 240 and 253)

Motion made by: A. Hopkins

That, the following actions be taken with respect to the application by 2219008 Ontario Ltd, relating to the property located at 3493 Colonel Talbot Road:

a) the proposed ~~attached~~, revised, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to amend the Official Plan to change Section 20.5 in the Southwest Area Secondary Plan by ADDING a policy to section 20.5.10.1.iii – “North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods – Low and Medium Density Residential Built Form and Intensity”;

b) the proposed ~~attached~~, revised, by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to amend The London Plan to change section 1565\_5 by ADDING a policy to section 20.5.10.1.iii – “North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods – Low and Medium Density Residential Built Form and Intensity”;

c) the proposed ~~attached~~, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R1 Special Provision (R1-8(5)) Zone and a holding Residential R1 Special Provision (h\*h-100\*R1-8(5)) TO a Residential R1 Special Provision/Residential R1 Special Provision (R1-8(5)/R1-8(\_)) Zone and a holding Residential R1 Special Provision/Residential R1 Special Provision (h\*h-100\*R1-8(5)/R1-8(\_)) Zone;

d) pursuant to Section 34(17) of the Planning Act, no further notice be given as the amendments to the proposed by-laws are minor in nature;

it being noted that the Planning and Environment Committee reviewed and received the ~~attached~~ communication dated June 14, 2019, from A. Soufan, President, York Developments, 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;

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

- the proposed amendment is consistent with the Provincial Policy Statement, which promotes appropriate residential land use within settlement areas;
- the proposed amendments conform to the North Lambeth Neighbourhood and low and medium density designations of the Southwest Area Secondary Plan, and will implement an appropriate form of residential development for the site;
- the proposed amendments conform to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed amendments conform to the policies of the Low Density Residential, and Multi-Family, Medium Density Residential designation of the Official Plan (1989); and,
- the proposed zoning by-law amendments will provide adequate regulations to mitigate the projection of garages beyond the main dwelling façade for courtyard dwellings and will provide flexibility for housing form and layout. (2019-D09)

**Motion Passed**

13. (3.3) Old East Village Dundas Street Corridor Secondary Plan (O-8879) (Relates to Bill No. 241 and 242)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Old East Village Dundas Street Corridor Secondary Plan:

- a) the proposed by-law appended to the staff report dated June 17, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to amend the Official Plan, 2016, The London Plan, to adopt The Old East Village Dundas Street Corridor Secondary Plan, appended to the staff report dated June 17, 2019 as Schedule 1;
- b) the proposed by-law appended to the staff report dated June 17, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to amend the Official Plan, 2016, The London Plan, to add the Old East Village Dundas Street Corridor Secondary Plan to Policy 1565, the list of adopted Secondary Plans; and,
- c) the proposed by-law appended to the staff report dated June 17, 2019 as Appendix "C" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 7 is in full force and effect by ADDING the Old East Village Dundas Street Corridor Secondary Plan to Map 7 – Specific Policy Areas.

it being noted that the Old East Village Dundas Corridor Secondary Plan may be amended at a future date, in accordance with the provisions of the Planning Act, to ensure that the Secondary Plan conforms to any changes to the Planning Act arising from the More Homes, More Choice Act, 2019 (Bill 108);

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

communications dated June 11, 2019 and 13, 2019, from S. Allen, Partner, MHBC; and,

a communication dated February 22, 2019, from W. Wake, Chimney Swift Liaison for Nature London;

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 amendments are consistent with the Provincial Policy Statement, 2014, which:
  - promotes opportunities for intensification and redevelopment where this can be appropriately accommodated, as well as new development within the existing built-up area that promotes compact form and a mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities.
  - promotes healthy, active communities by planning public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
  - directs transportation and land use considerations to be integrated in all stages of the planning process; and,
  - supports long term-economic prosperity by maintaining and enhancing the vitality and viability of mainstreets as well as encouraging a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- the recommended amendments are consistent with the policies of The London Plan that provide direction to prepare a Secondary Plan where there is a need to elaborate on the parent policies of The London Plan, as well as identify Rapid Transit Corridors and Urban Corridors as having the potential to require a Secondary Plan to guide their transition; and,
- the recommended amendments support the continued revitalization of the Dundas Street and King Street corridors. (2019-D08)

#### **Motion Passed**

14. (3.4) Application - 945 Bluegrass Drive (Z-9020) (Relates to Bill No. 254)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Gateway Church, relating to the property located at 945 Bluegrass Drive:

- a) consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 945 Bluegrass Drive, BE INTERPRETED to be located within the Multi-Family, Medium Density Residential designation;

b) the proposed, revised, ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on June 25, 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 Community Facility Special Provision (h\*h-1\*h-18\*CF1(3)/CF3(1)\*D40\*H12) Zone and Urban Reserve (UR3) Zone TO a Residential R8 Special Provision (R8-1(\_\_\_)) Zone and an Open Space (OS1) Zone; and,

c) Civic Administration BE DIRECTED to consider a Specific Policy to the Neighbourhoods Place Type in The London Plan for the property at 945 Bluegrass Drive to permit low-rise apartment buildings up to three-storeys;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated February 24, 2019, from L. and A. Lefebvre, 1980 Cherryhill Trail; it being noted that two petitions signed by approximately 25 people is on file in the City Clerk's Office;

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 in conformity with the Key Directions of The London Plan;
- the recommended amendment is in conformity with the 1989 Official Plan; and,
- the recommended amendment facilitates the development of an underutilized site with an appropriate form of development. (2019-D09)

#### **Motion Passed**

15. (3.5) Application - Victoria Park Secondary Plan - Draft Secondary Plan (O-8978)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner:

a) The Draft Victoria Park Secondary Plan, appended to the staff report dated June 17, 2019 as Appendix "A" BE RECEIVED for information purposes;

b) The Draft Victoria Park Secondary Plan BE CIRCULATED for further public engagement with the community and stakeholders;

it being noted that the feedback received through this consultation process, the outcome of supporting and informing studies, and the implementation of any changes to the Planning Act arising from the More Homes, More Choices Act, 2019 (Bill 108) will feed into a revised Victoria Park Secondary Plan and implementing Official Plan Amendment that will be prepared for the consideration and approval of Municipal Council at a future Public Participation

Meeting of the Planning and Environment Committee in the fourth quarter of 2019;

it being further noted that the Planning and Environment Committee reviewed and received a communication from B. Lansink, Woodfield Ratepayers Association, 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-D08)

**Motion Passed**

16. (4.1) Standard Form Railway Overpass Sign Licence Agreement (Relates to Bill No. 234)

Motion made by: A. Hopkins

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 17, 2019 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019 to:

a) approve the standard form Railway Overpass Sign Licence Agreement to be entered into between The Corporation of the City of London, the Property Owner of the railway overpass, and corporations who wish to erect signs on railway overpasses, pursuant to Sign By-law No. S.-5868-183, as amended;

b) delegate authority to the Chief and Deputy Chief Building Official and their designate, to approve entering into the Railway Overpass Sign Licence Agreement with corporations to allow an encroachment on or over City public road allowance for railway overpass signs pursuant to Sign By-law No. S.-5868-183, as amended; and,

c) delegate authority to the Mayor and Clerk to execute such agreements as approved in b) above. (2019-T07)

**Motion Passed**

17. (4.2) 660 Sunningdale Road East

Motion made by: A. Hopkins

That M. Clawson, Clawson Group Inc., BE GRANTED delegation status at the July 22, 2019 Planning and Environment Committee meeting relating to the application by Extra Realty Limited, with respect to the property located at 660 Sunningdale Road East. (2019-D13)

**Motion Passed**

- 8.4 7th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 7th Report of the Community and Protective Services Committee BE APPROVED, excluding Items 9(2.5), 10(3.1) and 11(3.2).

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

**Motion Passed (13 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

Councillor M. Salih discloses pecuniary interests in Items 4.1 and 4.2 of this Report, having to do with the Impact of Social Assistance Changes on the Community and the City of London Budget and the Impact of Cuts to Legal Aid on the Community and the City of London Budget, respectively, by indicating that he works for the federal government.

**Motion Passed**

2. (2.4) Community Homelessness Prevention Initiative - Amended By-law (Relates to Bill No. 231)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director of Housing, Social Services and Dearness Home, the proposed by-law, as appended to the staff report dated June 17, 2019, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019, to amend By-law No. A.-6955-156 being "A By-law with respect to a standard form Purchase of Service Agreement for the City of London Homelessness Initiatives" by deleting reference to the position "Managing Director, Neighbourhood, Children & Fire Services" and by replacing it with the position "Managing Director, Housing, Social Services and Dearness Home" to reflect a change in Service Area responsibility for Homelessness Initiatives. (2019-S14/P01)

**Motion Passed**

3. (2.6) Award of Consultancy Services for Comprehensive Risk Assessment and Fire Master Plan

Motion made by: M. Cassidy

That, on the recommendation of the Fire Chief, London Fire Department and the Managing Director of Neighbourhood, Children and Fire Services, the following actions be taken with respect to the Award of Consultancy Services for Comprehensive Risk Assessment and Fire Master Plan:

a) the overview of the London Fire Department's proposed Comprehensive Community Risk Assessment and Fire Master Plan project BE RECEIVED;

b) the submission by Emergency Management & Training Inc., 65 Cedar Pointe Drive, Suite 144, Barrie, Ontario, L4N 9R3, to provide consulting services for Comprehensive Risk Assessment and Fire Master Plan for \$150,374.00, (excluding HST), BE ACCEPTED in accordance with Section 12 of the City of London's Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Source of Financing Report, as appended to the staff report dated June 17, 2019; and,

d) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project. (2019-P03)

**Motion Passed**

4. (2.7) Administrative Monetary Penalty By-law (Relates to Bill No. 238)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the proposed by-law, as appended to the staff report dated June 17, 2019, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019, to amend by-law No. A.-54, being "A by-law to implement an Administrative Monetary Penalty System in London" to implement an Administrative Monetary Penalty System for parking and by-law infractions, by amending the effective date set out in section 12.1 of the by-law from May 1, 2019 to November 1, 2019. (2019-P01)

**Motion Passed**

5. (2.8) 5th Report of the Community Safety and Crime Prevention Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 5th Report of the Community Safety and Crime Prevention Advisory Committee, from its meeting held on May 23, 2019:

a) the Civic Administration BE ADVISED that the Community Safety and Crime Prevention Advisory Committee (CSCP) expressed its support for the potential implementation of automated speed enforcement in community safety zones and school zones; it being noted that the CSCP heard a verbal presentation from S. Maguire, Division Manager, Roadway Lighting & Traffic Control, with respect to this matter;

b) Councillors P. van Meerbergen and M. van Holst; and G. Tucker, Communications Specialist, BE THANKED for their support of the Community Safety and Crime Prevention Advisory Committee Community Safety Week that was held May 6 to 11, 2019; and,

c) clauses 1.1, 3.1 and 5.2, BE RECEIVED.

**Motion Passed**

6. (2.1) Canada-Ontario Community Housing Initiative (CHOHI) and Ontario Priorities Housing Initiative (OPHI) Approval of Ontario Transfer Payment Agreement (Relates to Bill No.s 232 and 233)

Motion made by: M. Cassidy



That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the Canada-Ontario Community Housing Initiative (CHOCI) and Ontario Priorities Housing Initiative (OPHI) Approval of Ontario Transfer Payment Agreement:

- a) the proposed by-law, as appended to the staff report dated June 17, 2019 as Appendix A, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019, to:
  - i) approve the Ontario Transfer Payment Agreement, as appended to the above-noted by-law and satisfactory to the City Solicitor, between Her Majesty the Queen in the Right of Ontario, as represented by the Ministry of Municipal Affairs and Housing, and The Corporation of the City of London;
  - ii) authorize the Mayor and the City Clerk to execute the above-noted Agreement;
  - iii) approve the Canada-Ontario Community Housing Initiative (CHOCI) and Ontario Priority Housing Initiative (OPHI) Housing Provider Contribution Agreement, satisfactory to the City Solicitor, between The Corporation of the City of London and the Housing Provider;
  - iv) authorize the Managing Director, Housing, Social Services and Dearness Home, or designate, to execute the above-noted Housing Provider Contribution Agreement; and,
  - v) authorize the Managing Director, Housing, Social Services and Dearness Home, or designate, to execute the Investment Plan and/or any other document and report in furtherance of the above-noted Agreement; and,
- b) the revised ~~attached~~ proposed by-law, Appendix B, BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2019, to delegate to the Housing Development Corporation, London the duties of the City as the Service Manager contained in Schedule "A" of the Ontario Transfer Payment Agreement for the Ontario Priorities Housing Initiatives between The Corporation of the City of London and the Ministry of Municipal Affairs and Housing, as it relates to the administrative and development activities for capital development within the "Rental Housing Component";

it being noted that the City, as Service Manager, will retain responsibilities for ongoing operational compliance following construction and initial rent-up of the housing projects. (2019-S11/F11)

**Motion Passed**

- 7. (2.2) Homeless Prevention and Housing Plan - 5 Year Review and Update Process

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the Homeless Prevention and Housing Plan 5 Year Review and Update:

- a) the staff report, dated June 17, 2019, BE RECEIVED with respect to this matter;

b) the above-noted staff report BE CIRCULATED to stakeholders, agencies, and community groups including, but not limited to: the London Housing Advisory Committee, London Middlesex Community Housing; London Homeless Coalition and Housing Development Corporation, London; and,

c) the Civic Administration BE REQUESTED to report back at the next meeting of the Community and Protective Services Committee on the backlog of vacant unit repairs, with a financial cost and possible sources of funding to complete all repairs prior to the end of the calendar year;

it being noted that staff are currently consulting with the community with respect to the Homeless Prevention and Housing Plan update and the Civic Administration will return to Municipal Council with results of the engagement and a draft of the City's new Plan in fall of 2019. (2019-S14)

**Motion Passed**

8. (2.3) Employment Ontario Transformation - Service System Manager Competition

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated June 17, 2019 related to the Employment Ontario Service Transformation and Service System Manager Competition:

a) the Managing Director, Housing, Social Services, and Dearness Home or their designates BE AUTHORIZED to take any steps that may be required for the City of London to participate in the selection process should the London Economic Region be selected as a prototype location as part of the Service System Manager for Employment Ontario competitive process; and,

b) the Civic Administration BE DIRECTED to provide appropriate reports and updates to Municipal Council regarding the Ontario Works – Employment Ontario Transformation, as information becomes available. (2019-S17)

**Motion Passed**

12. (3.3) Parks and Recreation Master Plan Update

Motion made by: M. Cassidy

That, on the recommendation of the Managing Directors of Parks and Recreation and Neighbourhood, Children and Fire Services, the following actions be taken with respect to the Draft Parks and Recreation Master Plan:

a) the above-noted Plan BE ADOPTED;

b) the Civic Administration BE DIRECTED to proceed with implementation of the Plan; it being noted that any/all implementation will be subject to funding through the multi-year budget process; and,

c) the Civic Administration BE DIRECTED to continue to consult with the Environmental and Ecological Planning Advisory

Committee (EEPAC) and the Accessibility Advisory Committee (ACCAC) as the above-noted plan is implemented;

it being noted that the Civic Administration will undertake to provide a glossary of terms for use and inclusion in future iterations of the Master Plan;

it being further noted that verbal delegations from S. Levin, EEPAC and J. Madden, ACCAC, with respect to this matter, were received. (2019-R04)

#### **Motion Passed**

13. (4.1) Impact of Social Assistance Changes on the Community and the City of London Budget

Motion made by: M. Cassidy

That the following actions be taken with respect to a request for delegation status from M. Laliberte, Neighbourhood Legal Services, related to the Impact of Social Assistance Changes on the Community and the City of London Budget:

a) the delegation request from M. Laliberte, Neighbourhood Legal Services, BE APPROVED;

b) the Mayor BE REQUESTED to advise the Premier of Ontario and the Minister of Children, Community and Social Services of the City of London's request that the Province review and rescind the decision to change the definition of disability in the Ontario Disability Support Program Act; and,

c) the Mayor BE REQUESTED to advise the Federal Government, the Premier of Ontario and the Minister of Children, Community and Social Services of the City of London's request that the Province review the decision to eliminate the Transition Child Benefit;

it being noted that communications from M. Laliberte, Neighbourhood Legal Services and A. Oudshoorn, London Homeless Coalition, as well as the ~~attached~~ presentation from M. Laliberte, with respect to this matter, were received in addition to the above-noted delegation. (2019-S04/F11)

#### **Motion Passed**

14. (4.2) Impact of Cuts to Legal Aid on the Community and the City of London Budget

Motion made by: M. Cassidy

That the following actions be taken with respect to a request for delegation status from L. Burns and C. McMullan, Neighbourhood Legal Services, related to the Impact of Cuts to Legal Aid on the Community and the City of London Budget:

a) the delegation request from L. Burns and C. McMullan, Neighbourhood Legal Services, BE APPROVED; and,

b) the Mayor BE REQUESTED to advise the Premier of Ontario and the Attorney General of Ontario of the City of London's request that the Province:

- i) promote access to justice by ensuring front-line services are not decreased; and,
- ii) review the time-frame and targets for implementing reductions to Legal Aid;

it being noted that it would not be possible to maintain current services with additional reductions;

it being further noted that a communication and delegation from L. Burns and C. McMullan, Neighbourhood Legal Services, with respect to this matter, were received. (2019-F11)

**Motion Passed**

15. (4.3) Affordable Housing - People's Forum on Housing

Motion made by: M. Cassidy

That the communication from C. Stroud, People's Forum on Housing (London, Ontario), with respect to affordable housing, BE RECEIVED;

it being noted that the above-noted submission, dated June 4, 2019 with respect to this matter, included a petition of support with 122 signatures.(2019-S11)

**Motion Passed**

16. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the following actions be taken with respect to the Deferred Matters List for the Community and Protective Services Committee (CPSC), as at June 10, 2019:

- a) the Civic Administration BE DIRECTED to provide an update on Item 9 on the Deferred Matters List, having to do with a Towing Services Review, at the next meeting of the CPSC; and,
- b) the above-noted Deferred Matters List BE RECEIVED.

**Motion Passed**

9. (2.5) London Strengthening Neighbourhoods Strategy - Neighbourhood Decision Making Program

Motion made by: S. Hillier

Motion to approve part a) of the recommendation:

That the Civic Administration BE DIRECTED to make the following changes to the Neighbourhood Decision Making (NDM) Program for 2019:

- a) an idea cannot be submitted for the same address in back to back years;

His Worship the Mayor rules that a proposed amendment to part a) regarding submission of ideas in subsequent years is not contrary to the existing part a).

**Amendment:**

Motion made by: J. Helmer

Seconded by: M. van Holst

That part a) be amended to read as follows:

a) an idea cannot be submitted for an address, which received funding in the prior year;

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

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

**Motion Passed (11 to 2)**

**Amendment:**

Motion made by: S. Hillier

Seconded by: P. Van Meerbergen

That part a), as amended, BE APPROVED.

Yeas: (6): M. van Holst, J. Helmer, P. Squire, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Nays: (7): Mayor E. Holder, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, S. Turner, and E. Pelozza

**Motion Failed (6 to 7)**

Motion made by: S. Hillier

Motion to approve part b):

b) a cap on funding to an individual project at \$30,000;

it being noted that a staff report dated June 17, 2019, from the Managing Director, Neighbourhood, Children and Fire Services, with respect to this matter, was received.

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

**Motion Passed (13 to 0)**

Clause 9, as amended, reads as follows:

That the Civic Administration BE DIRECTED to amend the Neighbourhood Decision Making (NDM) Program for 2019 by placing a cap on funding to an individual project at \$30,000; it being noted that a staff report dated June 17, 2019, from the Managing Director, Neighbourhood, Children and Fire Services, with respect to this matter, was received.

10. (3.1) Homelessness Crisis in London

Motion made by: M. Cassidy

That the ~~attached~~ presentation and handout from M. Wills, Crouch Neighbourhood Resource Centre, with respect to the Homelessness Crisis in London, BE RECEIVED.

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

**Motion Passed (14 to 0)**

11. (3.2) London For All Update

At 6:05 PM Councillor S. Lewis returns to the meeting.

Motion made by: M. Cassidy

That the following actions be taken with respect to the London for All Update:

- a) Members of Municipal Council BE APPOINTED to participate in discussions with representatives from London For All and local First Nations leaders and Indigenous-led organizations to discuss the “Strengthen relationships and increase partnerships between municipal leaders, Indigenous peoples and community partners to create an Indigenous poverty strategy” set out in the “London For All - A Roadmap to End Poverty”; and,
- b) the London for All update document and presentation, as appended to the agenda, submitted by R. Riddell, United Way Elgin Middlesex, as well as verbal delegations from R. Riddell, E. Todd, D. Peckham, M. Easton and K. Ziegner, London for All, BE RECEIVED. (2019-S12)

**Amendment:**

Motion made by: S. Turner

Seconded by: S. Lewis

That item 11(3.2) BE AMENDED to read as follows:

That the following actions be taken with respect to the London for All Update:

- a) that Councillors M. Cassidy and E. Pelozza BE APPOINTED to participate in discussions with representatives from London For All and local First Nations leaders and Indigenous-led organizations to discuss the “Strengthen relationships and increase partnerships between municipal leaders, Indigenous peoples and community partners to create an Indigenous poverty strategy” set out in the “London For All - A Roadmap to End Poverty”; and,
- b) the London for All update document and presentation, as appended to the agenda, submitted by R. Riddell, United Way Elgin Middlesex, as well as verbal delegations from R. Riddell, E. Todd, D. Peckham, M. Easton and K. Ziegner, London for All, BE RECEIVED. (2019-S12)

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

**Motion Passed (14 to 0)**

Motion made by: M. Cassidy  
Seconded by: E. Pelozza

Item 11, as amended.

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

**Motion Passed (14 to 0)**

Item 11, as amended, reads as follows:

That the following actions be taken with respect to the London for All Update:

a) that Councillor M. Cassidy and Councillor E. Pelozza BE APPOINTED to participate in discussions with representatives from London for All and local First Nations leaders and Indigenous-led organizations to discuss the “Strengthen relationships and increase partnerships between the municipal leaders, Indigenous peoples and community partners to create an Indigenous poverty strategy” set out in the “London for All – A Roadmap to End Poverty”; and,

b) the London for All update document and presentation, as appended to the Agenda, submitted by R. Riddell, United Way Elgin Middlesex, as well as verbal delegations from R. Riddell, E. Todd, D. Peckham, M. Easton and K. Ziegner, London for All, BE RECEIVED. (2019-S12)

**2. Recognitions**

2.2 2019 Tim Hickman Health and Safety Scholarship

His Worship the Mayor recognizes Katelyn Rieger as the recipient of the 2019 Tim Hickman Health and Safety Scholarship.

**9. Added Reports**

9.1 13th Report of Council in Closed Session

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

1. Property Acquisition – 99.5 Stanley Street – Wharncliffe Road South Improvements Project

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Division Manager, Transportation Planning and Design and the Director, Roads and Transportation, on the advice of the Manager of Realty Services, with respect to the property located at 99.5 Stanley Street, further described as Part Lots 17 and 18, Plan 26(4th), Part 1, 3, and 4, Plan 32R32, subject to Instrument LC168915 in the City of London, County of Middlesex, being PIN 083230044, as shown on the location map attached, for the purpose of future road improvement to accommodate the Wharncliffe Road South Improvements Project, the following actions be taken:

a) the offer submitted by Lukasz Skalski and Rachel Sansone, to sell the subject property to the City, for the sum of \$756,000.00, BE ACCEPTED, subject to the following conditions:

i) the City having until 4:30 p.m. on August 30, 2019 to examine title to the property;

- ii) the City having until 4:30 p.m. on August 30, 2019 to satisfy itself in its sole and absolute discretion as to the soil and environmental condition of the property;
- iii) the City having until August 30, 2019 to complete an inspection of the property, at the City's expense, and obtaining any report(s) satisfactory to the purchase in the City's sole and absolute discretion;
- iv) the City agreeing to reimburse on completion, the mortgage penalty discharge cost (the "Mortgage Discharge Cost") incurred by the Vendors to discharge the mortgage from the property at the time of completion;
- v) the City agreeing to pay the Vendors' reasonable legal costs, including fees, disbursements, and applicable taxes, to complete this transaction, subject to assessment;
- vi) the City agreeing to pay on completion of this transaction, a further sum of \$10,000.00 payable to the Vendors as full and final payment for all of the Vendors' moving costs;
- vii) the Vendors agree to provide to the City all copies of the leases for the subject property within five (5) business days of the acceptance of this agreement;
- viii) the City agreeing that the Vendors may remain as a tenants at the subject property for a period of six (6) months rent free commencing from the date of closing of this transaction; and
- b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

2. Offer to Purchase Industrial Land and Option Agreement – Cardiff Products Corporation – Part Block 1, Plan 33M-627 – Innovation Park, Phase III

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City owned industrial land located in Innovation Park, Phase III, containing approximately 6.61 acres, located on the north side of Discovery Drive, legally described as Part of Block 1, Plan 33M-627 (Part 2, Plan 33R-18098), as shown on the sketch attached hereto as Appendix "A", the following actions be taken:

- a) the Agreement of Purchase and Sale (the "Agreement") submitted by Cardiff Products Corporation (the "Purchaser") to purchase the subject property from the City, at a purchase price of \$462,700.00 (reflecting a sale price of \$70,000.00 per acre), attached as Appendix "B", BE ACCEPTED;
- b) the Purchaser be allowed ninety (90) days from the date of acceptance of this agreement to examine title at the Purchaser's own expense;
- c) the Purchaser be allowed ninety (90) days from the date of acceptance of this agreement to carry out soil tests as it might reasonably require;
- d) the Purchaser be allowed ninety (90) days from the date of acceptance of this agreement to conduct environmental inspections and investigations of the property;
- e) the Purchaser satisfying itself, within ninety (90) days from the date of acceptance, of the geotechnical condition of the property;
- f) the City obtaining approval of the Purchaser's proposed use from Dr. Oetker within ninety (90) days of the acceptance of this agreement;



g) the City having ninety (90) days from the date of acceptance of this agreement to terminate the existing Farm Lease Agreement with the farm tenant; and

h) the City agreeing to provide to the Purchaser all documents within possession for the property (being surveys, reports etc.) within five (5) days from the acceptance of this Agreement.

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

**Motion Passed (14 to 0)**

## 9.2 3rd Report of the Audit Committee

Motion made by: J. Helmer

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

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

**Motion Passed (14 to 0)**

### 1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

### 2. (4.1) 2018 Financial Audit

Motion made by: J. Helmer

That the following actions be taken with respect to the 2018 Financial Audit and Audit Findings Report 2018, as prepared by KPMG:

a) the 2018 Financial Report of The Corporation of the City of London BE RECEIVED; and

b) the Audit Findings Report for the year ending December 31, 2018 BE RECEIVED;

it being noted that the Audit Committee received the attached presentation from the Director, Financial Services and a presentation from KPMG with respect to these matters, including the attached revised Summary of Audit Misstatements Schedule;

it being further noted that attached revised amendments identified by the Director, Financial Services will be incorporated into the final 2018 Financial Report.

**Motion Passed**

### 3. (4.2) Progress Memorandum: Class Replacement Pre-Implementation Project Review

Motion made by: J. Helmer

That the communication dated June 7, 2019 from Deloitte, regarding the progress memorandum: class replacement pre-implementation project review BE RECEIVED.

**Motion Passed**

4. (4.3) January - December 2019 Internal Audit Dashboard as at June 10, 2019

Motion made by: J. Helmer

That the communication from Deloitte, regarding the January - December 2019 internal audit dashboard as of June 10, 2019, BE RECEIVED.

**Motion Passed**

5. (4.4) Audit Committee Observation Summary as at June 10, 2019

Motion made by: J. Helmer

That the Observation Summary from Deloitte, as of June 10, 2019, BE RECEIVED.

**Motion Passed**

6. (4.5) Internal Audit Summary Update Memo

Motion made by: J. Helmer

That the memo dated June 7, 2019, from Deloitte, with respect to the internal audit summary update, BE RECEIVED.

**Motion Passed**

- 9.3 15th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 15th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding part e) of clause 3.3.

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

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

Councillor J. Morgan discloses a pecuniary interest in Item 3.3 e) having to do with consideration of appointments to the London Hydro Inc. Board of Directors, by indicating that one of the

applicants has role in his employment performance assessment with Western University.

**Motion Passed**

2. (2.1) London Economic Development Corporation Purchase of Services Amending Agreement

Motion made by: J. Helmer

That, on the recommendation of the City Manager, the following actions be taken with respect to the City of London Agreement with the London Economic Development Corporation:

- a) in accordance with the City of London Procurement of Goods and Services Policy, Section 20.3 (e) Contract Amendments, the proposed by-law appended to the staff report dated June 24, 2019 as Appendix A, BE INTRODUCED at the Municipal Council meeting of June 25, 2019 to:
  - i) approve an Amending Agreement with the London Economic Development Corporation, extending the Purchase of Services Agreement to December 31, 2019;
  - ii) authorize the Mayor and Clerk to sign the Amending Agreement;
- b) the Civic Administration BE DIRECTED to continue to work with the London Economic Development Corporation on a new Agreement for Council's consideration, prior to the expiry of the above-noted Amending Agreement.

**Motion Passed**

3. (3.1) Housing Development Corporation, London - 2018 Annual Meeting of the Shareholder Annual Resolutions

Motion made by: J. Helmer

That the following actions be taken with respect to the 2018 Annual General Meeting of the Housing Development Corporation, London:

- a) the presentation by D. Brouwer, Board Chair and S. Giustizia, President and CEO, Housing Development Corporation, London BE RECEIVED;
- b) on the recommendation of the City Manager, the proposed by-law appended to the staff report dated June 24, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held June 25, 2019 to:
  - i) ratify and confirm the Annual Resolution of the Shareholder of Housing Development Corporation, London appended to the staff report dated June 24, 2019 as Schedule "A" to the by-law;
  - ii) authorize the Mayor and the City Clerk to execute the Annual Resolution of the Shareholder of Housing Development Corporation, London attached as Schedule "A" to the by-law;
- c) the Housing Development Corporation, London - 2018 Shareholder Update and Strategic Plan 2019-2013 BE RECEIVED;
- d) the financial statements of the Housing Development Corporation, London year ended December 31, 2018 BE RECEIVED; and

e) the communication dated February 12, 2019 from S. Giustizia, President and CEO, Housing Development Corporation, London regarding appointments BE RECEIVED.

**Motion Passed**

4. (3.2) London & Middlesex Community Housing - 2018 Annual Meeting of the Shareholder Annual Resolutions

Motion made by: J. Helmer

That the following actions be taken with respect to the London & Middlesex Community Housing Inc.:

a) the attached presentation by S. Quigley, Chair and M. Allen-Easton, Vice Chair, London & Middlesex Community Housing BE RECEIVED;

b) the proposed by-law appended to the staff report dated June 24, 2019 as Appendix "A", "A by-law to ratify and confirm the Special Resolution to the Shareholder of London & Middlesex Community Housing Inc." BE INTRODUCED at the Municipal Council Meeting to be held on June 25, 2019, to amend the composition of the Board from nine (9) directors to eleven (11) directors of which an additional citizen-at-large and an additional Member of Municipal Council is to be elected to the Board, resulting in a Board comprised of two (2) members of London City Council, one (1) member of Middlesex County Council and eight (8) citizens-at-large;

c) the proposed by-law appended to the staff report dated June 24, 2019 as Appendix "B" BE REFERRED to a future meeting for consideration;

d) the My Place to Call Home Annual Report 2018 BE RECEIVED;

e) the financial statements of the London & Middlesex Community Housing Inc. year ended December 31, 2018 BE RECEIVED;

f) the communication dated April 3, 2019 from J. Browne, CEO, London & Middlesex Community Housing Ind. regarding reappointment BE RECEIVED;

g) the attached presentation from J. Browne, CEO, London & Middlesex Community Housing Inc. regarding Regeneration - Housing our Future BE RECEIVED and the Civic Administration BE DIRECTED to strike a "Champions Table" to define the necessary municipal tools, resources, and provide multi-disciplinary expertise to support the working group to advance the next steps associated with the Regeneration Process;

h) the added communication dated June 20, 2019 from S. Quigley, Board Chair, London & Middlesex Community Housing Inc. regarding board appointments BE RECEIVED; and,

i) the Civic Administration BE DIRECTED to continue to work with LMCH, specifically with respect to regeneration plans.

**Motion Passed**

5. (3.3) London Hydro Inc. - 2018 Annual Meeting of the Shareholder Annual Resolutions

That the following actions be taken with respect to the 2018 Annual General Meeting of London Hydro Inc.;

- a) the presentation by V. Sharma, CEO and G. Valente, Board Chair, London Hydro Inc., BE RECEIVED;
- b) the 2018 Report on Progress BE RECEIVED;
- c) the 2018 Report on Financials BE RECEIVED;
- d) the communication dated May 30, 2019 from C. Graham, Vice Chair, Board of Directors, London Hydro Inc. and a communication dated April 12, 2019 from G. Valente, Chair, Board of Directors, London Hydro Inc. regarding appointments BE RECEIVED;
- f) Class I Directors, Gabe Valente and Jack Smit, whose terms are expiring, BE APPOINTED to the Board of London Hydro Inc.;
- g) the remaining Class II, III and IV Directors whose terms are expiring, BE REAPPOINTED to the board of London Hydro Inc.

**Motion Passed**

6. (4.1) 3rd Report of the Governance Working Group

Motion made by: J. Helmer

That the following actions be taken with respect to the 3rd Report of the Governance Working Group, from its meeting held on May 6, 2019:

- a) on the recommendation of the City Clerk, the City Clerk BE DIRECTED to make the necessary arrangements to present the proposed by-law appended to the staff report dated May 6, 2019 as Appendix "A", at a Public Participation Meeting before the Corporate Services Committee to amend Council Procedure By-law A-50, as amended, to clarify that Members of Council who are not a member of a standing committee may participate in the debate with respect to a matter before the standing committee;
- b) the City Clerk BE DIRECTED to bring forward to the next meeting of the Governance Working Group (GWG) proposed procedures with respect to the provision of an electronic voting system to consider public appointments to Advisory Committees, Boards and Commissions for further consideration that would include the following:
  - i) the ability to include brief profiles of the applicants;
  - ii) provision of run-off capabilities based on the elimination of the applicant with the lowest vote;
  - iii) the capacity to provide for run-offs where multiple applicants are to be appointed;

it being noted that the Governance Working Group (GWG) received a demonstration of the proposed electronic voting system from the Deputy Clerk; and

- c) clauses 1.1 and 1.2 BE RECEIVED.

**Motion Passed**

7. (4.2) Resignation from Councillor S. Lewis from the Middlesex-London Food Policy Council

Motion made by: J. Helmer

That the communication dated June 24, 2019 from Councillor Shawn Lewis resigning his appointment to the Middlesex-London Food Policy Council BE ACCEPTED.

**Motion Passed**

5. (3.3) London Hydro Inc. - 2018 Annual Meeting of the Shareholder Annual Resolutions

Motion made by: J. Helmer

Motion to approve part e) of clause 3.3

e) for the purpose of retaining a strong engineering skillset on the Board of London Hydro Inc., the following candidates BE INTERVIEWED, by the Corporate Services Committee, for the class III director position made vacant by the retirement of Mohan Mathur:

Ayman Abu Sharkh  
Andrew Hrymak  
Sarah Shortreed  
John Tapics

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

Recuse: (1): J. Morgan

**Motion Passed (13 to 0)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

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

That Introduction and First Reading of Bill No.'s 230 to 256, and the Added Bill No's 257 to 266, BE APPROVED.

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

**Motion Passed (14 to 0)**

Motion made by: S. Hillier  
Seconded by: E. Pelozza

That Second Reading of Bill No.'s 230 to 256, and the Added Bill No's 257 to 266, BE APPROVED.

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

**Motion Passed (14 to 0)**

The following by-laws received first and second reading only:

Bill No. 255 By-law No. DR-106-191	A by-law to provide for a Drainage Works in the City of London. (Construction of the Crinklaw-Scott Municipal Drain 2018). (2.5/10/CWC)
Bill No. 256 By-law No. DR-107-192	A By-law to provide for a Drainage Works in the City of London. (Construction of Branch 'D' of the Hampton-Scott Municipal Drain-2019). (2.5/10/CWC)

Motion made by: S. Lewis  
Seconded by: J. Helmer

That Third Reading and Enactment of Bill No.'s 230 to 254, and the Added Bill No's 257 to 266, BE APPROVED.

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

**Motion Passed (14 to 0)**

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

<p>Bill No. 230 By-law No. A.- 7860-173</p>	<p>A by-law to confirm the proceedings of the Council Meeting held on the 25th day of June, 2019. (City Clerk)</p>
<p>Bill No. 231 By-law No. A.- 6955(a)-174</p>	<p>A by-law to amend By-law No. A.-6955-156 being “A By-law with respect to a standard form Purchase of Service Agreement for the City of London Homelessness Initiatives” by deleting references to the position “Managing Director, Neighbourhood, Children &amp; Fire Services” and by replacing it with the position “Managing Director, Housing, Social Services and Dearness Home” to reflect a change in the Service Area responsibility for Homelessness Initiatives. (2.4/7/CPSC)</p>
<p>Bill No. 232 By-law No. A.- 7861-175</p>	<p>A by-law to approve the Transfer Payment Agreement for the Canada-Ontario Community Housing Initiative (CHOCI) and the Ontario Priorities Housing Initiative (OPHI) with the Ministry of Municipal Affairs and Housing; to authorize the Mayor and the City Clerk to execute the agreement; to authorize the Managing Director, Housing, Social Services and Dearness Home to execute the Canada-Ontario Community Housing Initiative (CHOCI) and the Ontario Priorities Housing Initiative (OPHI) Housing Provider Contribution Agreement and to authorize the Managing Director, Housing, Social Services and Dearness Home, or designate, to execute the Investment Plan and any other document and report in furtherance of this Agreement. (2.1a/7/CPSC)</p>
<p>Bill No. 233 By-law No. A.- 7862-176</p>	<p>A by-law to delegate the responsibilities of the City contained in Schedule “A” of the Ontario Transfer Payment Agreement for the Ontario Priorities Housing Initiative (OPHI) between The Corporation of the City of London and the Ministry of Municipal Affairs and Housing as it relates to the administrative and development activities for capital development within the Rental Housing Component, to the Housing Development Corporation, London. (2.1b/7/CPSC)</p>
<p>Bill No. 234 By-law No. A.- 7863-177</p>	<p>A by-law to approve and adopt the standard form Railway Overpass Sign Licence Agreement; and to authorize the Mayor and the City Clerk to execute the Agreement. (4.1/12/PEC)</p>
<p>Bill No. 235 By-law No. A.- 7864-178</p>	<p>A by-law to approve the “Pilot Municipal Small Cell Licence Agreement” with Rogers Communications Canada Inc.; and to authorize the Mayor and the City Clerk to execute the Agreement. (2.6/14/CSC)</p>
<p>Bill No. 236 By-law No. A.- 7865-179</p>	<p>A by-law to authorize a Memorandum of Understanding (MoU) between The Corporation of the City of London and Canadian Pacific Railway Company (CPR) for the project responsibilities of the Adelaide St North Grade Separation at CPR project; and to authorize the Mayor and City Clerk to execute the MoU. (2.13/10/CWC)</p>



Bill No. 237 By-law No. A-50-19006	A by-law to amend By-law A-50, as amended, being “A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London” to clarify that Members of Council who are not a member of a standing committee may participate in the debate with respect to a matter before the standing committee; and to amend the meeting times of standing committees to reflect the annual meeting calendar. (3.1/14/CSC)
Bill No. 238 By-law No. A-54-19001	A by-law to amend By-law No. A.-54, being “A by-law to implement an Administrative Monetary Penalty System in London” to implement an Administrative Monetary Penalty System for parking and by-law infractions, by amending the effective date set out in section 12.1 of the By-law from May 1, 2019 to November 1, 2019. (2.7/7/CPSC)
Bill No. 239 By-law No. C.P.-1284(uo)-180	A by-law to amend the Official Plan for the City of London, 1989 relating to 3493 Colonel Talbot Road. (3.2a/12/PEC)
Bill No. 240 By-law No. C.P.-1512(d)-181	A by-law to amend The London Plan for the City of London, 2016 relating to 3493 Colonel Talbot Road. (3.2b/12/PEC)
Bill No. 241 By-law No. C.P.-1512(e)-182	A by-law to amend The Official Plan for the City of London, 2016 relating to the Old East Village Dundas Street Corridor Secondary Plan area. (3.3a/12/PEC)
Bill No. 242 By-law No. C.P.-1512(f)-183	A by-law to amend The Official Plan for the City of London, 2016 relating to the Old East Village Dundas Street Corridor Secondary Plan area. (3.3b/12/PEC)
Bill No. 243 By-law No. C.P.-1520(a)-184	A by-law to amend By-law No. C.P.-1520-548 being “A by-law to cancel a portion of the Municipal and Education taxes at 1156 Dundas Street” by changing the time period by which the Owner is required to file a record of site condition in the Environmental Site Registry. (2.9/12/PEC)
Bill No. 244 By-law No. L.S.P.-3481-185	A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Wharcliffe Road South Road Widening and improvements Project between Becher Street and Springbank Drive. (2.8/14/CSC)
Bill No. 245 By-law No. PS-113-19035	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.” (2.8/10/CWC)
Bill No. 246 By-law No. PS-113-19036	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.” (2.8/10/CWC)
Bill No. 247 By-law No. S.-6014-186	A by-law to stop up and close the lane bounded by Redan, Nelson and Marmora Streets. (2.16/10/CWC)

Bill No. 248 By-law No. S.- 6015-187	A by-law to stop up and close Isaac Drive, north of Clayton Walk. (2.18/10/CWC)
Bill No. 249 By-law No. S.- 6016-188	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Crumlin Sideroad, north of Dundas Street) (City Surveyor - require dedication at the present time as public highway)
Bill No. 250 By-law No. S.- 6017-189	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Eden Avenue and Verulam Street) (City Surveyor - pursuant to Consent B.013/18 and in accordance with Zoning By-law Z-1)
Bill No. 251 By-law No. S.- 6018-190	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wharncliffe Road South, south of Tecumseh Street) (City Surveyor - pursuant to Site Plan SPA19-001 and in accordance with Zoning By-law Z-1)
Bill No. 252 By-law No. Z.- 1-192758	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for an area of land located at 1020 Coronation Drive. (2.7/12/PEC)
Bill No. 253 By-law No. Z.- 1-192759	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3493 Colonel Talbot Road. (3.2c/12/PEC)
Bill No. 254 By-law No. Z.- 1-192760	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 945 Bluegrass Drive. (3.4/12/PEC)
Bill No. 257 By-law No. A.- 7866-193	A by-law to approve the Amending Agreement to the Purchase of Services Agreement between The Corporation of the City of London and the London Economic Development Corporation; and to authorize the Mayor and City Clerk to execute the Amending Agreement. (2.1/15/SPPC)
Bill No. 258 By-law No. A.- 7867-194	A by-law to ratify and confirm the Annual Resolutions of the Shareholder of the Housing Development Corporation, London. (3.1/15/SPPC)
Bill No. 259 By-law No. A.- 7868-195	A by-law to ratify and confirm the Special Resolution to the Shareholder of London & Middlesex Community Housing Inc. (3.2a/15/SPPC)
Bill No. 260 By-law No. A.- 7869-196	A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc. (3.3/15/SPPC)
Bill No. 261 By-law No. A.- 7870-197	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Cardiff Products Corporation, for the sale of the City owned industrial land described as Part of Block 1, Plan 33M-627, further described as Part 2, Plan 33R-18098 and to authorize the Mayor and the City Clerk to execute the Agreement.. (C-6/14/CSC)

Bill No. 262 By-law No. A.- 7871-198	A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and by Lukasz Skalski and Rachel Sansone, for the acquisition of property located at 99.5 Stanley Street, in the City of London, for the Wharncliffe Road South Improvements Project and to authorize the Mayor and the City Clerk to execute the Agreement. (C-6/14/CSC)
Bill No. 263 By-law No. A- 44-19002	A by-law to amend By-law No. A-44, as amended, being "A by-law respecting the Civic Administration" to reflect organizational changes. (City Clerk)
Bill No. 264 By-law No. A.- 7872-199	A by-law to appoint Lynne Livingstone as Deputy City Manager. (City Clerk)
Bill No. 265 By-law No. CPOL.- 154(b)-200	A by-law to amend By-law No. CPOL.-154-406, as amended, being "Appointments Requiring Council Approval and/or Consultation" to delete and replace Schedule "A" of the By-law to reflect organizational changes. (City Clerk)
Bill No. 266 By-law No. A.- 7873-201	A by-law to repeal by-law No. A.-7603-278 entitled "A by-law to appoint William C. Coxhead as Managing Director, Corporate Services and Chief Human Resources Officer". (City Clerk)

#### 14. Adjournment

Motion made by: M. van Holst  
Seconded by: P. Van Meerbergen

That the meeting adjourn.

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

**Motion Passed (14 to 0)**

The meeting adjourned at 6:50 PM.

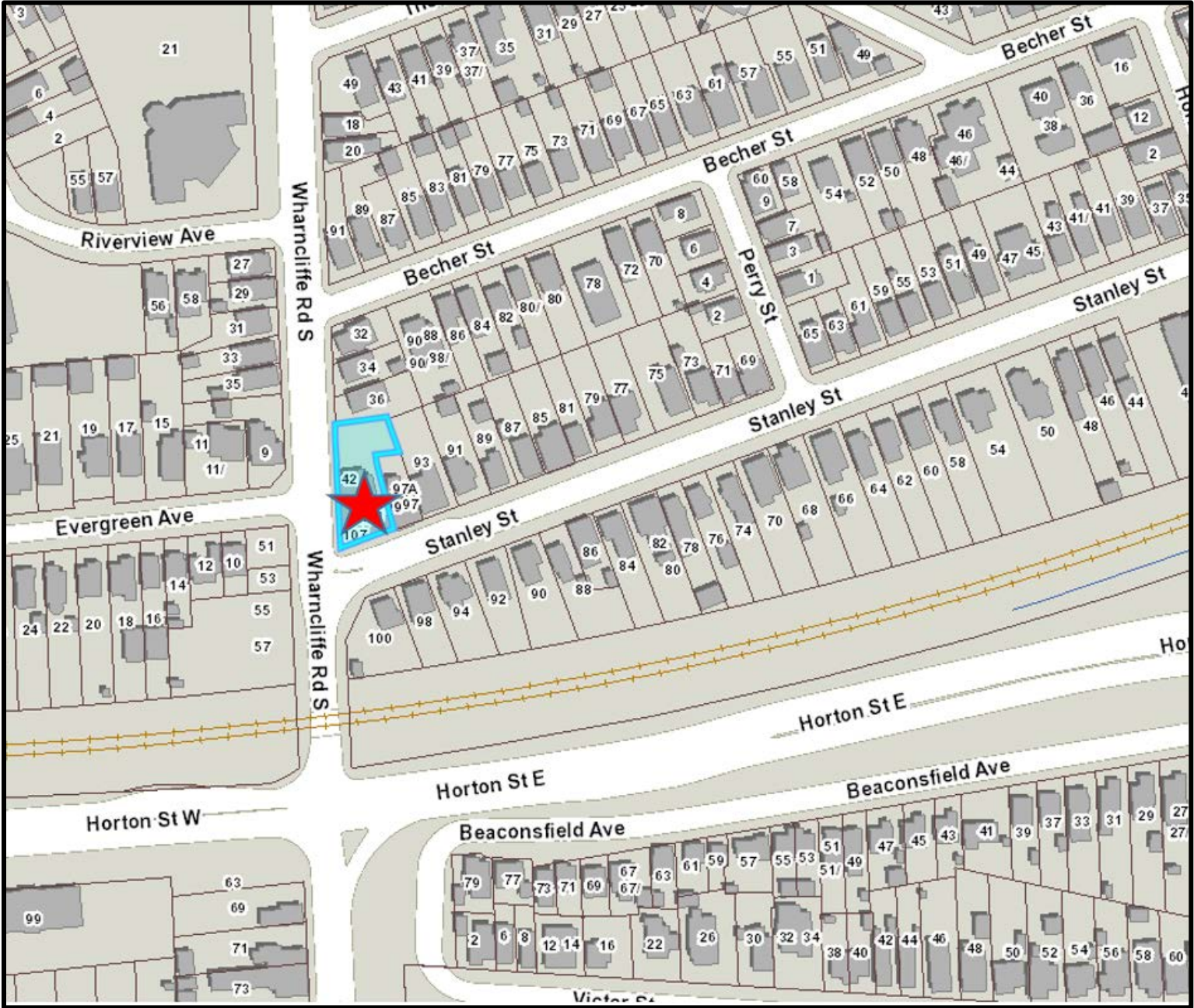
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Ed Holder, Mayor

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Catharine Saunders, City Clerk

Location Map



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

#19085

Chair and Members  
 Corporate Services Committee

June 18, 2019  
 (Property Acquisition)

**RE: Property Acquisition - 99.5 Stanley Street  
 (Subledger LD190005)  
 Capital Project TS1355-1 - Wharncliffe Rd Widening Becher St to Springbank Drive  
 Lukasz Skalski & Rachel Sansone**

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

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

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Revised Budget</u></b>	<b><u>Committed To Date</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$3,205,300	\$2,314,912		\$890,388
Land Acquisition	1,354,000	256,962	873,901	223,137
Construction	11,666,200			11,666,200
Relocate Utilities	102,000	9,922		92,078
City Related Expenses	100,000			100,000
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$16,427,500</b>	<b>\$2,581,796</b>	<b>\$873,901</b> 1)	<b>\$12,971,803</b>
<b>SOURCE OF FINANCING</b>				
Capital Levy	\$77,800	\$77,800		\$0
Debenture By-law No. W.-5569-376	6,011,332	857,104	325,320	4,828,908
Drawdown from Industrial Oversizing R.F.	26,200	26,200		0
Drawdown from City Services - Roads Reserve Fund (Development Charges) 2)	10,312,168	1,620,692	548,581	8,142,895
<b>TOTAL FINANCING</b>	<b>\$16,427,500</b>	<b>\$2,581,796</b>	<b>\$873,901</b>	<b>\$12,971,803</b>

1) **Financial Note:**

Purchase Cost	\$756,000
Add: Land Transfer Tax	11,595
Add: Legal Fees	5,000
Add: Due Diligence (surveys, reports, etc)	88,000
Add: HST @13%	98,280
Less: HST Rebate	<u>(84,974)</u>
Total Purchase Cost	<u>\$873,901</u>

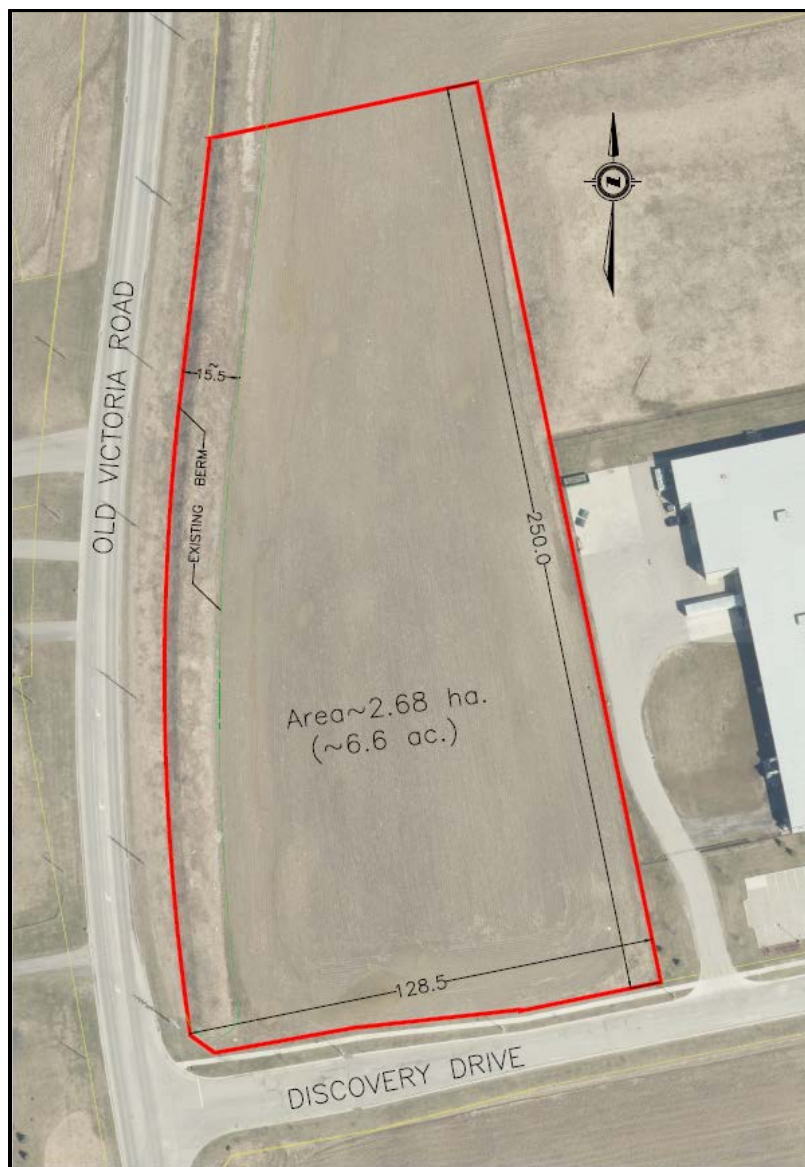
2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

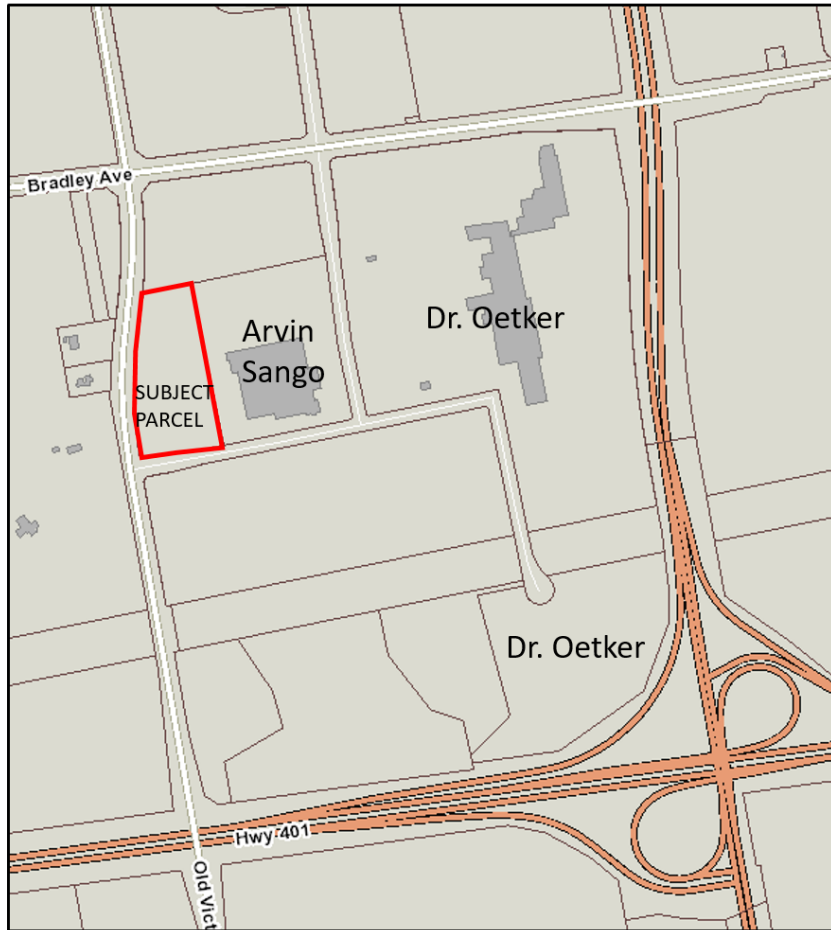
lp

  
 Jason Davies  
 Manager of Financial Planning & Policy

**APPENDIX "A"**

**INNOVATION PARK PHASE III 6.61 ACRE SUBJECT LANDS**





**APPENDIX "B"**  
**Agreement of Purchase and Sale**



CLASS 1 SALE

THIS INDENTURE dated the \_\_\_\_ day of \_\_\_\_\_, 2019.

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON

hereinafter called the **VENDOR**

- and -

CARDIFF PRODUCTS CORPORATION

Address: 21861 Valleyview Road, Thorndale, Ontario N0M 2P0

hereinafter called the **PURCHASER**

1. The Purchaser, having inspected the lands and premises hereinafter described, hereby offers to purchase from the Vendor the lands and premises situated in Innovation Park, Phase III, in the City of London, in the County of Middlesex, containing **6.61 acres**, more or less subject to survey, located on the north side of Discovery Drive, and being legally described as being Part of Block 1 on 33M-627 and being Part 2 on Plan 33R-18098 attached hereto as Schedule "C" to this Agreement, for the price of approximately

Four Hundred and Sixty Two Thousand Seven Dollars (\$462,700.00)  
of lawful money of Canada calculated at the rate of

Seventy Thousand Dollars (\$70,000.00)  
per acre, with normal municipal services available in the road allowance.

The Purchaser submits

Forty Six Thousand Two Hundred Seventy Dollars (\$46,270.00)  
cash (or bank draft or certified cheque) payable to the City Treasurer, City of London, as deposit to be held by the Vendor pending completion or other termination of the agreement arising from the acceptance of this Agreement and to be credited towards the purchase price on completion, and the balance of the purchase price to be paid on the date of completion.

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

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

4. The Purchaser is to be allowed 90 days from the date of acceptance of this Agreement to examine the title at his own expense. If within that time any valid objection to title is made in writing to the Vendor which the Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement, notwithstanding any intermediate acts or negotiations in respect of such objection shall be at an end, and all monies theretofore paid shall be returned to the Purchaser without interest or deduction, and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted the Vendor's title to the property.

5. The Purchaser is to be allowed 90 days from the date of acceptance of this Agreement to carry out soil tests as it might reasonably require. Any such testing shall first be approved by the City Engineer and shall be at the sole risk and expense of the Purchaser. If such tests are carried out, the Purchaser agrees to restore the property to its original condition. If the property is not so restored, the vendor may carry out required restoration and without limiting the rights of the Vendor, the cost thereof may be recovered from the deposit. If, within that time, any valid objection to soil conditions is made in writing to the Vendor, which the Vendor is unable or unwilling to remove, remedy or satisfy, and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objection, shall be at an end and all monies theretofore paid shall be repaid or returned to the Purchaser without interest or deduction and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the soil conditions

6. The transaction of purchase and sale to be completed within 120 days from the acceptance of this Agreement. Vacant possession of the property shall be given to the Purchaser on the date of completion, unless otherwise provided herein.
  7. This Agreement, when accepted, shall constitute a binding contract of purchase and sale between the Purchaser and Vendor and time shall, in all respects, be of the essence thereof, provided that the time for the doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing, signed by the Vendor and the Purchaser or by their respective solicitors who are hereby expressly appointed in this regard. It is agreed that there is no condition, expressed or implied, representation, warranty, or collateral agreement affecting this Agreement or the property or supported hereby, except as expressed herein in writing.
  8. The Deed or transfer shall be prepared in registerable form at the expense of the Vendor by its solicitor. Each party shall pay the cost of registration and taxes on his own documents.
  9. Planning Act: This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
  10. Provided that, notwithstanding any terms or conditions outlined in the printed wording herein, any provisions written into the Agreement at the time of the signing of the Agreement by the Purchaser shall be the true terms and shall supersede the printed portion in respect of the parts affected thereby. This Agreement and its acceptance shall be read with all changes of gender or number required by the context and shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns, as the case may be.
  11. As a condition of this Agreement, the Purchaser hereby agrees to submit a declaration of intent which outlines the proposed uses of the property. This declaration is attached hereto as Schedule "A" and forms part of the Agreement.
  12. As a condition of this Agreement, the Purchaser hereby agrees to be bound by the Policy of The Corporation of the City of London with respect to the sale and/or transfer of City-owned, serviced, industrial land, which Policy is attached hereto as Schedule "B" to this Agreement, it being the intent of the parties hereto that the provisions of the said "Policy" shall survive the closing of this transaction to such extent as may be required to give effect to the said Policy. As a further condition of this Agreement, the Purchaser agrees to accept a Deed with respect to the land herein described in a form sufficient to give effect to the said Policy.
  13. Any tender of documents or money desired hereunder may be made upon the solicitor acting for the Vendor or Purchaser, and it shall be sufficient that a Bank Draft or Certified Cheque may be tendered instead of cash.
  14. Schedules A, B, C, D attached hereto form part of this Agreement.
-

**AGREEMENT OF PURCHASE AND SALE  
CORPORATION OF THE CITY OF LONDON**

**PAGE 3**

15. This Agreement shall be irrevocable and open for acceptance until 11:59 p.m. (local time) on the June 28, 2019, after which time, if not accepted, this Agreement shall be null and void and the deposit shall be repaid to the Purchaser without interest or deduction.

IN WITNESS WHEREOF the Purchaser, if a person, has hereunto set his hand and seal or, if a corporation, has hereunto affixed its Corporate Seal duly attested to by its proper signing Officers this 31<sup>st</sup> day of May, 2019.

SIGNED, SEALED & DELIVERED

in the presence of

Witness: 

Witness: \_\_\_\_\_

) CARDIFF PRODUCTS CORPORATION  
) Purchaser

)   
) **Signature of Signing Officer**  
) Name: Stewart Cardiff  
) Title: President  
) I have authority to bind the Corporation

) \_\_\_\_\_  
) **Signature of Signing Officer**  
) Name: Jon McPhail  
) Title: Vice President/Secretary  
) I have authority to bind the Corporation

**ACCEPTANCE**

The Vendor accepts the above Agreement.

**THE CORPORATION OF THE CITY OF LONDON**

\_\_\_\_\_  
Ed Holder, Mayor

\_\_\_\_\_  
Catharine Saunders, City Clerk

**NOTE:** Schedule "A" attached - "Purchaser's Declaration of Intent"  
Schedule "B" attached - "City-owned Serviced Land Sale Policy"  
Schedule "C" attached - "Property in Red"  
Schedule "D" attached - "Additional Conditions for the Purchaser's Benefit"

**Realtor:** Mike Jakupi  
Broker of Record  
Jakupi Realty Inc., Brokerage  
200 - 782 Richmond St.  
London, ON N6A 3H5

SCHEDULE "A"

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

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

INFORMATION REQUIRED FROM PURCHASER BEFORE AGREEMENT SUBMITTED FOR  
APPROVAL

Industrial Park Name & Phase & Section: Innovation Park, Phase III, Part of Block 1.  
Lot & Conc./Part No./Block, etc.; Acres: Part 2 on plan 33R-18098,  
6.61 acres  
Name, Address, Postal Code of Purchaser: Cardiff Products Corporation  
21861 Valleyview Road, Thorndale,  
ON N0M 2P0  
Local Company: Yes **No**  
Intended Use of Building - (Describe): Food Manufacturing of Plant based food  
products / or juices  
Major Industrial Classification of User: Food Manufacturing and Packaging  
List of Products Manufactured/Handled: Plant based food products / or juices  
Number of Employees Anticipated: 10-20 (Full Time)  
Number of Square Feet of Building Proposed: 43,000 square feet  
Number of Square Feet in Property Purchase: 290,545 square feet  
Proposed Building Coverage as % of Lot Area: 15.0 percent (15.0%)  
Mandatory Building Coverage Starting 1st Year: 15 percent (15%)  
Future Building(s) Proposed (if any) Details:  
Proposed Building Material for this Project: TBD  
Development of the Lot will be subject to: Site Plan & Architectural Control  
Proposed Commencement Date of Construction: One Year from Date of Deed  
Mandatory Commencement Date of Construction: One Year from Date of Deed  
Purchaser's Lawyer - Name, and Address: Troy Pocaluyko  
Wildeboer Dellelce LLP  
Suite 800, Wildeboer Dellelce Place  
365 Bay Street, Toronto, ON, M5H 2V1  
416-361-5802  
Telephone:

Purchaser's Executive Completing this Form:  
Stewart Cardiff  
President  
Cardiff Products Corporation

(signature)   
I have authority to bind the Corporation

Purchaser's Executive Completing this Form:  
Jon McPhail  
Vice President/Secretary  
Cardiff Products Corporation

(signature)  
I have authority to bind the Corporation

\_\_\_\_\_  
Ed Holder, Mayor

\_\_\_\_\_  
Catharine Saunders, City Clerk

**SCHEDULE "B"**

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

Disposal of Industrial Land Procedures

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

CLASS 1 SALE

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

CLASS 2 SALE

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

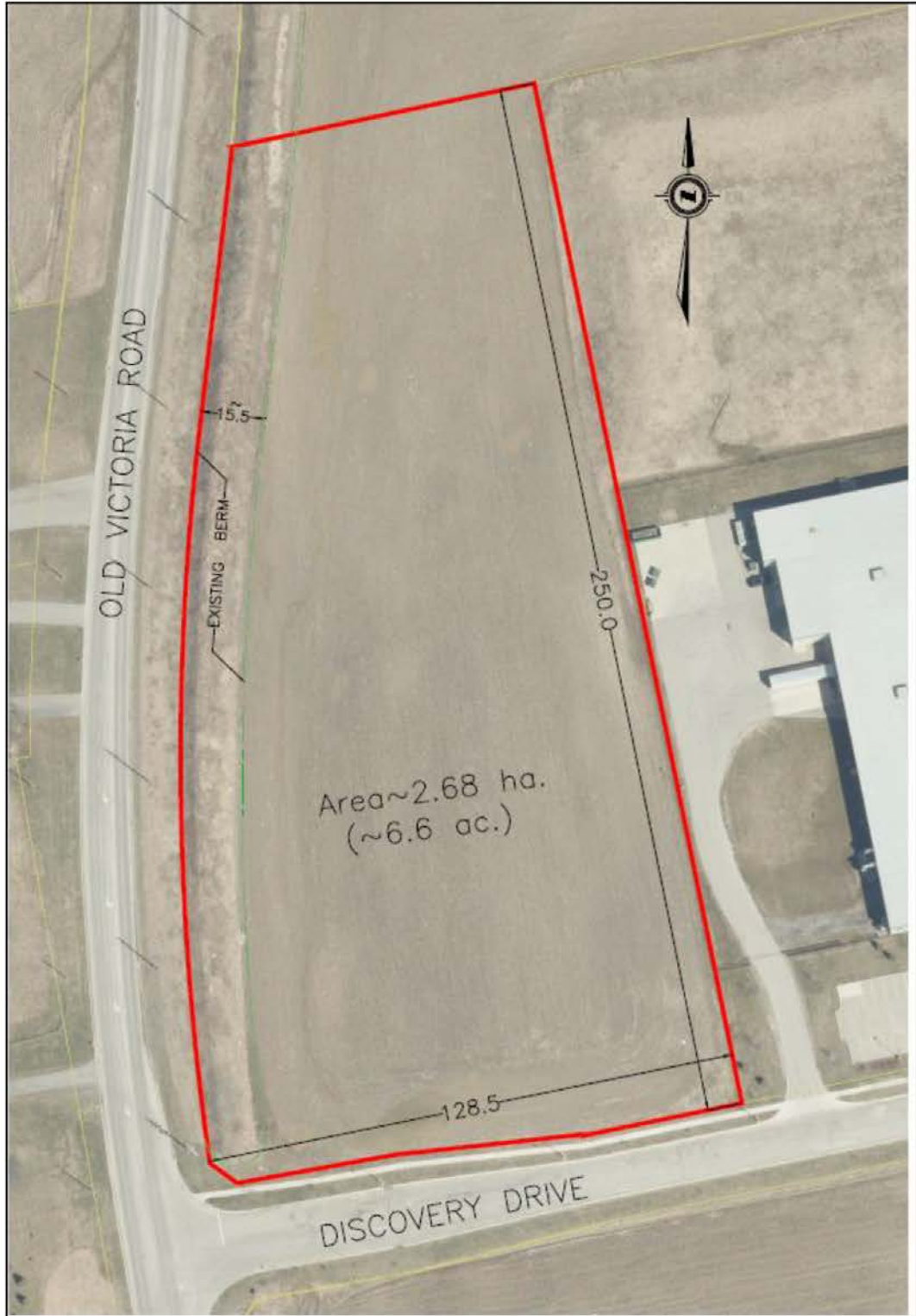
CLASS 3 SALE

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

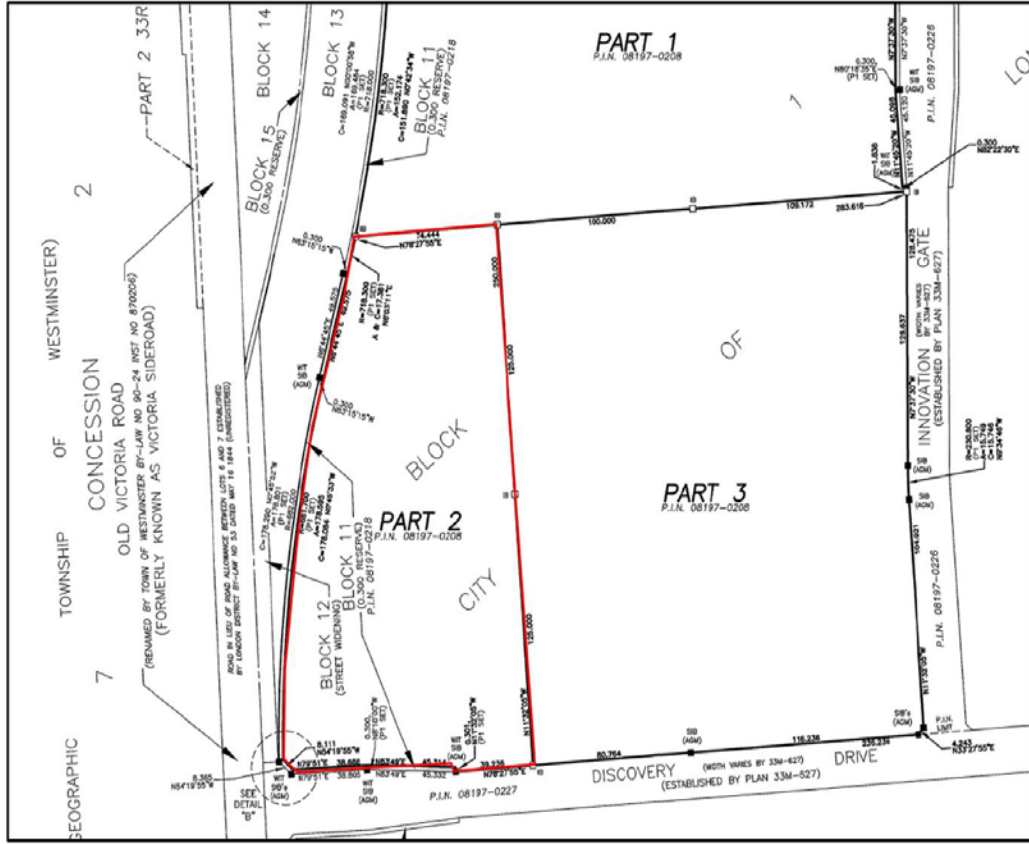
GENERAL

12. At least annually, the Manager of Realty Services shall review the pricing of industrial land and if a change in pricing is recommended, shall make a recommendation to Board of Control as to the price per acre at which land should be offered for sale during the ensuing year.
  13. Pending receipt of an offer to purchase from a prospective purchaser, land may be reserved for a period of 30 days, provided however that, if during the reserve period the City receives an offer to purchase the same land in accordance with this policy from another prospective purchaser, the first prospective purchaser shall be allowed 5 days after notification within which to submit an offer to purchase at the same price and on the same terms; otherwise the City shall be at liberty to accept the second offer to purchase.
  14. A prospective purchaser shall complete and execute an offer to purchase in the form provided by the City accompanied by a deposit payable to the City Treasurer by cash or certified cheque equal to 10 per cent of the total purchase price, and the balance shall be payable subject to usual adjustments upon completion of the transaction.
  15. The Manager of Realty Services may submit an offer to purchase for acceptance by the City.
  16. The transaction shall be completed within 120 days of the passing of the by-law accepting the offer to purchase or within such further period as may be agreed to between the City Solicitor and the purchaser's solicitor in the best interests of the City.
  17. Where, in the City's opinion, land is properly sold through a real estate agent, the City shall pay a fee to the agent not exceeding the scale established by the City upon completion of the transaction but no fee shall be payable if the purchaser is permitted to withdraw from the agreement of purchase and sale prior to the completion of the transaction.
  18. Where the whole or any part of land is reconveyed by the purchaser to the City pursuant to a condition of sale or otherwise, the amount payable upon the reconveyance shall be 90 per cent of either the original purchase price (exclusive of interest thereon), if the whole land is reconveyed, or the portion thereof that is in the same ratio as the area of the reconveyed part is to the whole land, subject to adjustments as of the date of reconveyance for taxes, local improvements and other rates and subject, where the City considers necessary, to the City's withholding until a new purchaser is found, an amount sufficient to compensate the City for the cost of restoring the land to its original condition if so required by the new purchaser.
  19. The development of the property will be subject to the requirements of the Architectural Control Guidelines as published by the City of London from time to time and the purchaser acknowledges the contents thereof and agrees to conform to those Guidelines.
  20. The cost of service connections from the main to the property line is the responsibility of the purchaser.
  21. The purchaser accepts the current condition of the site and the cost of removal of topsoil from the site if required is the responsibility of the purchaser.
-

**SCHEDULE "C"**  
**Subject Lands**



SCHEDULE "C" CON'T  
Subject Lands



Part 2 on Plan 33R-18098



**SCHEDULE "D"**

**Additional Terms and Conditions**

**HEADINGS**

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

**Paramouncy of Schedule "D"**

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

**Assignment of Agreement**

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

**Sewage Sampling Manholes**

The Purchaser is notified that inspection manholes, built to City of London standards, may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-laws and standards, as amended, which regulates the discharge of sanitary and storm sewage into public sewage systems. If required, the storm and/or sanitary inspection manholes are to be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.

**Municipal Services and Roadway Easements**

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

**Restrictive Covenant**

The Purchaser acknowledges that the Property is subject to a restrictive covenant which limits the types of uses that can be established on the Property, and further acknowledges that this restrictive covenant is for the benefit of Dr. Oetker. This offer is conditional on the Vendor obtaining approval of the Purchaser's proposed use from Dr. Oetker within 90 days of the acceptance of this Agreement. If such approval has not been obtained within the time allowed herein then this Agreement, notwithstanding any intermediate acts or negotiation in respect of such approval, shall be at an end and all monies theretofore paid shall be refunded to the Purchaser without interest or deduction and the Vendor shall not be liable to the Purchaser for any costs or damages. The Purchaser agrees to provide the Vendor with any information concerning their proposed operation as may be reasonable necessary to permit the Vendor to satisfy this condition.

**Development Agreement**

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

**Purchaser Condition – Environmental**

This offer is conditional upon the Buyer, at the Purchaser's expense, conducting environmental inspections and investigations of the property satisfactory to the Purchaser in the Purchaser's sole and absolute discretion. Unless the Purchaser gives notice in writing delivered to the Vendor personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than ninety (90) days from the date that this offer is accepted that this condition is fulfilled

this offer shall be null and void and the deposit shall be returned to the Purchaser in full without deduction. This condition is included for the benefit of the Purchaser and may be waived at the Purchaser's sole option by notice in writing to the Vendor as aforesaid within the time period stated herein.

Purchaser Condition – Geotechnical Review

This offer is conditional upon the Purchaser, at the Purchaser's expense, conducting geotechnical inspections for the property satisfactory to the Purchaser in the Purchaser's sole and absolute discretion. Unless the Purchaser gives notice in writing delivered to the Vendor personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than ninety (90) days from the date that this offer is accepted that this condition is fulfilled this offer shall be null and void and the deposit shall be returned to the Purchaser in full without deduction. This condition is included for the benefit of the Purchaser and may be waived at the Purchaser's sole option by notice in writing to the City as aforesaid within the time period stated herein.

Testing After Acceptance

From and after the date of Vendor's Acceptance of this Agreement, and in accordance with Paragraph 5 of the Agreement of Purchase and Sale, the Vendor shall permit the Purchaser and its authorized representatives and consultants reasonable access to the property for the purpose of making soil, ground water, environmental or other tests, measurements or surveys in, on or below the property, provided that the Purchaser shall do so at its own expense and its own risk. No action taken by the Purchaser hereunder shall constitute a trespass or taking of possession.

Notwithstanding the above, the Purchaser and its authorized representatives and consultants agree to undertake best efforts to minimize crop damage resulting from accessing the lands to complete testing as it relates to paragraph 5 and Purchaser's conditions for Environmental and Geotechnical Review provided above.

Purchaser Condition – Feasibility of Intended Use

This offer is conditional upon the Buyer, at the Buyer's expense, determining the financial feasibility of the Buyer's intended use for the property satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the City personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than ninety (90) days from the date that this offer is accepted that this condition is fulfilled this offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the City as aforesaid within the time period stated herein.

Vendor Pre-Closing Condition - Termination of Farm Lease

This Agreement is conditional upon the Vendor being able to terminate the existing Farm Lease on the Property. The Vendor shall have ninety (90) days from the date of acceptance of this Agreement to terminate the existing Farm Lease with the Farm Tenant. If, within that time, the Vendor has not given notice in writing to the Purchaser that this condition has been satisfied or waived, then this condition shall be deemed not to have been satisfied or waived, in which event this Agreement shall be null and void and of no further force or effect whatsoever and each party shall be released from all of its liabilities and obligations under this Agreement and the deposit shall be returned to the Purchaser forthwith, without interest or deduction except as otherwise provided for herein. This condition is included for the benefit of the Vendor and may be waived at the Vendor's sole option by notice in writing to the Purchaser as aforesaid within the time period stated herein.

Real Estate Commission

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

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

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

# Strategic Priorities and Policy Committee

## Report

15th Meeting of the Strategic Priorities and Policy Committee  
June 24, 2019

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

**ALSO PRESENT:** M. Hayward, A. Barbon, B. Card, S. Datars Bere, J. Fleming, M. Henderson, P. Kokorros, L. Livingstone, D. Purdy, C. Saunders, K. Scherr, M. Schulthess, S. Stafford, J. Taylor, B. Warner, T. Wellhauser, B. Westlake-Power and R. Wilcox.

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

### 1. Disclosures of Pecuniary Interest

Councillor J. Morgan discloses a pecuniary interest in Item 3.3 e) having to do with consideration of appointments to the London Hydro Inc. Board of Directors, by indicating that one of the applicants has role in his employment performance assessment with Western University.

### 2. Consent

#### 2.1 London Economic Development Corporation Purchase of Services Amending Agreement

Moved by: M. Cassidy

Seconded by: S. Hillier

That, on the recommendation of the City Manager, the following actions be taken with respect to the City of London Agreement with the London Economic Development Corporation:

a) in accordance with the City of London Procurement of Goods and Services Policy, Section 20.3 (e) Contract Amendments, the proposed by-law appended to the staff report dated June 24, 2019 as Appendix A, BE INTRODUCED at the Municipal Council meeting of June 25, 2019 to:

i) approve an Amending Agreement with the London Economic Development Corporation, extending the Purchase of Services Agreement to December 31, 2019;

ii) authorize the Mayor and Clerk to sign the Amending Agreement;

b) the Civic Administration BE DIRECTED to continue to work with the London Economic Development Corporation on a new Agreement for Council's consideration, prior to the expiry of the above-noted Amending Agreement.

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

**Motion Passed (15 to 0)**

### 3. Scheduled Items

#### 3.1 Housing Development Corporation, London - 2018 Annual Meeting of the Shareholder Annual Resolutions

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

That the following actions be taken with respect to the 2018 Annual General Meeting of the Housing Development Corporation, London:

- a) the presentation by D. Brouwer, Board Chair and S. Giustizia, President and CEO, Housing Development Corporation, London BE RECEIVED;
- b) on the recommendation of the City Manager, the proposed by-law appended to the staff report dated June 24, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held June 25, 2019 to:
  - i) ratify and confirm the Annual Resolution of the Shareholder of Housing Development Corporation, London appended to the staff report dated June 24, 2019 as Schedule "A" to the by-law;
  - ii) authorize the Mayor and the City Clerk to execute the Annual Resolution of the Shareholder of Housing Development Corporation, London attached as Schedule "A" to the by-law;
- c) the Housing Development Corporation, London - 2018 Shareholder Update and Strategic Plan 2019-2013 BE RECEIVED;
- d) the financial statements of the Housing Development Corporation, London year ended December 31, 2018 BE RECEIVED; and
- e) the communication dated February 12, 2019 from S. Giustizia, President and CEO, Housing Development Corporation, London regarding appointments BE RECEIVED.

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

**Motion Passed (15 to 0)**

### 3.2 London & Middlesex Community Housing - 2018 Annual Meeting of the Shareholder Annual Resolutions

That the following actions be taken with respect to the London & Middlesex Community Housing Inc.:

- a) the attached presentation by S. Quigley, Chair and M. Allen-Easton, Vice Chair, London & Middlesex Community Housing BE RECEIVED;
- b) the proposed by-law appended to the staff report dated June 24, 2019 as Appendix "A", "A by-law to ratify and confirm the Special Resolution to the Shareholder of London & Middlesex Community Housing Inc." BE INTRODUCED at the Municipal Council Meeting to be held on June 25, 2019, to amend the composition of the Board from nine (9) directors to eleven (11) directors of which an additional citizen-at-large and an additional Member of Municipal Council is to be elected to the Board, resulting in a Board comprised of two (2) members of London City Council, one (1) member of Middlesex County Council and eight (8) citizens-at-large;
- c) the proposed by-law appended to the staff report dated June 24, 2019 as Appendix "B" BE REFERRED to a future meeting for consideration;

- d) the My Place to Call Home Annual Report 2018 BE RECEIVED;
- e) the financial statements of the London & Middlesex Community Housing Inc. year ended December 31, 2018 BE RECEIVED;
- f) the communication dated April 3, 2019 from J. Browne, CEO, London & Middlesex Community Housing Inc. regarding reappointment BE RECEIVED;
- g) the attached presentation from J. Browne, CEO, London & Middlesex Community Housing Inc. regarding Regeneration - Housing our Future BE RECEIVED and the Civic Administration BE DIRECTED to strike a “Champions Table” to define the necessary municipal tools, resources, and provide multi-disciplinary expertise to support the working group to advance the next steps associated with the Regeneration Process;
- h) the added communication dated June 20, 2019 from S. Quigley, Board Chair, London & Middlesex Community Housing Inc. regarding board appointments BE RECEIVED; and,
- i) the Civic Administration BE DIRECTED to continue to work with LMCH, specifically with respect to regeneration plans.

**Motion Passed**

Voting Record:

The Mayor rules a request for an extension of time for the delegation out of order.

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Shall the ruling of the Chair be upheld?

Yeas: (5): Mayor E. Holder, S. Lewis, P. Squire, P. Van Meerbergen, and S. Hillier

Nays: (10): M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

**Motion Failed (5 to 10)**

Moved by: M. van Holst

Seconded by: A. Hopkins

Motion to approve parts a), b), d), e), f), g), h) and i), as follows:

That the following actions be taken with respect to the London & Middlesex Community Housing Inc.:

- a) the attached presentation by S. Quigley, Chair and M. Allen-Easton, Vice Chair, London & Middlesex Community Housing Inc. BE RECEIVED;
- b) the proposed by-law appended to the staff report dated June 24, 2019 as Appendix “A”, “A by-law to ratify and confirm the Special Resolution to the Shareholder of London & Middlesex Community Housing Inc.” BE INTRODUCED at the Municipal Council Meeting to be held on June 25, 2019, to amend the composition of the Board from nine (9) directors to eleven (11) directors of which an additional citizen-at-large and an additional Member of Municipal Council is to be elected to the Board, resulting in a Board comprised of two (2) members of London City

Council, one (1) member of Middlesex County Council and eight (8) citizens-at-large;

- d) the My Place to Call Home Annual Report 2018 BE RECEIVED;
- e) the financial statements of the London & Middlesex Community Housing Inc. year ended December 31, 2018 BE RECEIVED;
- f) the communication dated April 3, 2019 from J. Browne, CEO, London & Middlesex Community Housing Inc. regarding reappointment BE RECEIVED;
- g) the attached presentation from J. Browne, CEO, London & Middlesex Community Housing Inc. regarding Regeneration - Housing our Future BE RECEIVED and the Civic Administration BE DIRECTED to strike a “Champions Table” to define the necessary municipal tools, resources, and provide multi-disciplinary expertise to support the working group to advance the next steps associated with the Regeneration Process;
- h) the added communication dated June 20, 2019 from S. Quigley, Board Chair, London & Middlesex Community Housing regarding board appointments BE RECEIVED;
- i) the Civic Administration BE DIRECTED to continue to work with LMCH, specifically with respect to regeneration plans.

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

**Motion Passed (15 to 0)**

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

Motion to approve part c) as follows:

- c) the proposed by-law appended to the staff report dated June 24, 2019 as Appendix “B” BE REFERRED to a future meeting for consideration;

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

Nays: (2): J. Helmer, and M. Cassidy

**Motion Passed (13 to 2)**

### 3.3 London Hydro Inc. - 2018 Annual Meeting of the Shareholder Annual Resolutions

That the following actions be taken with respect to the 2018 Annual General Meeting of London Hydro Inc.;

- a) the presentation by V. Sharma, CEO and G. Valente, Board Chair, London Hydro Inc., BE RECEIVED;
- b) the 2018 Report on Progress BE RECEIVED;
- c) the 2018 Report on Financials BE RECEIVED;
- d) the communication dated May 30, 2019 from C. Graham, Vice Chair, Board of Directors, London Hydro Inc. and a communication dated

April 12, 2019 from G. Valente, Chair, Board of Directors, London Hydro Inc. regarding appointments BE RECEIVED;

e) for the purpose of retaining a strong engineering skillset on the Board of London Hydro Inc., the following candidates BE INTERVIEWED, by the Corporate Services Committee, for the class III director position made vacant by the retirement of Mohan Mathur:

Ayman Abu Sharkh

Andrew Hrymak

Sarah Shortreed

John Tapics

f) Class I Directors, Gabe Valente and Jack Smit, whose terms are expiring, BE APPOINTED to the Board of London Hydro Inc.;

g) the remaining Class II, III and IV Directors whose terms are expiring, BE REAPPOINTED to the board of London Hydro Inc.

### **Motion Passed**

Voting Record:

Moved by: M. van Holst

Seconded by: E. Peloza

That the following actions be taken with respect to the 2018 Annual General Meeting of London Hydro Inc.;

a) the presentation by V. Sharma, CEO and G. Valente, Board Chair, London Hydro Inc., BE RECEIVED;

b) the 2018 Report on Progress BE RECEIVED;

c) the 2018 Report on Financials BE RECEIVED;

d) the communication dated May 30, 2019 from C. Graham, Vice Chair, Board of Directors, London Hydro Inc. and a communication dated April 12, 2019 from G. Valente, Chair, Board of Directors, London Hydro Inc. regarding appointments BE RECEIVED;

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

Absent: (1): J. Morgan

### **Motion Passed (14 to 0)**

Moved by: M. van Holst

Seconded by: S. Hillier

The following actions be taken with respect to the London Hydro Board of Directors:

e) for the purpose of retaining a strong engineering skillset on the board of London Hydro Inc., the following candidates be interviewed for the class III Director position made vacant by the retirement of Mohan Mathur:

Ayman Abu Sharkh

Andrew Hrymak

Sarah Shortreed

John Tapics

f) class I Directors, Gabe Valente and Jack Smit whose terms are expiring, be reappointed to the board of London Hydro Inc.;

g) the remaining class II, III and IV Directors whose terms are expiring, be reappointed to the board of London Hydro Inc..

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

Nays: (1): A. Kayabaga

Absent: (1): J. Morgan

**Motion Passed (13 to 1)**

Moved by: M. van Holst

Seconded by: S. Hillier

That the interviews, noted in part e), above, BE CONDUCTED by the Corporate Services Committee.

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

Absent: (1): J. Morgan

**Motion Passed (14 to 0)**

**4. Items for Direction**

**4.1 3rd Report of the Governance Working Group**

Moved by: E. Pelozza

Seconded by: S. Lewis

That the following actions be taken with respect to the 3rd Report of the Governance Working Group, from its meeting held on May 6, 2019:

a) on the recommendation of the City Clerk, the City Clerk BE DIRECTED to make the necessary arrangements to present the proposed by-law appended to the staff report dated May 6, 2019 as Appendix "A", at a Public Participation Meeting before the Corporate Services Committee to amend Council Procedure By-law A-50, as amended, to clarify that Members of Council who are not a member of a standing committee may participate in the debate with respect to a matter before the standing committee;

b) the City Clerk BE DIRECTED to bring forward to the next meeting of the Governance Working Group (GWG) proposed procedures with respect to the provision of an electronic voting system to consider public appointments to Advisory Committees, Boards and Commissions for further consideration that would include the following:

- i) the ability to include brief profiles of the applicants;
- ii) provision of run-off capabilities based on the elimination of the applicant with the lowest vote;
- iii) the capacity to provide for run-offs where multiple applicants are to be appointed;



it being noted that the Governance Working Group (GWG) received a demonstration of the proposed electronic voting system from the Deputy Clerk; and

c) clauses 1.1 and 1.2 BE RECEIVED.

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

Absent: (1): J. Morgan

**Motion Passed (14 to 0)**

4.2 Resignation from Councillor S. Lewis from the Middlesex-London Food Policy Council

Moved by: M. Salih

Seconded by: J. Helmer

That the communication dated June 24, 2019 from Councillor Shawn Lewis resigning his appointment to the Middlesex-London Food Policy Council BE ACCEPTED.

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

Absent: (1): J. Morgan

**Motion Passed (14 to 0)**

**5. Deferred Matters/Additional Business**

None.

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

Moved by: E. Pelozo

Seconded by: A. Kayabaga

That the Strategic Priorities and Policy Committee convene In Closed Session for the purpose of considering the following:

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

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

Absent: (1): J. Morgan

**Motion Passed (14 to 0)**

The Strategic Priorities and Policy Committee convened In Closed Session from 6:50 PM to 7:12 PM.

**7. Adjournment**

The meeting adjourned at 7:13 PM.



# MY PLACE TO CALL HOME

Annual Report 2018

PRESENTATION TO SPPC • JUNE 24, 2019



“A home is more than just an address. Having a home makes it possible to access employment, enroll in school, and open a bank account. A home provides shelter, security, and a place to raise our families. All Canadians deserve a dignified place to call home.”

*-Canada’s National Housing Strategy*



## OUR NEW NAME

London & Middlesex Community Housing

- Our focus as a community housing provider
- Renewed commitment to creating and supporting community in our buildings
- Created Community Development team to support this work



“I’m new here. I had a great job but things happened and I’m grateful that LMCH is here to help. Everyone has been so welcoming and kind, so it really is the people that make it great here.”

*-Vincent, LMCH resident*





# OUR TENANTS

Collecting Insights

In 2018, we worked with tenants to achieve improvements, supports and housing stability:

- 214 saved tenancies
- 2287 complaints investigated and resolved
- 553 referrals to partner agencies
- 335 new tenancies\*



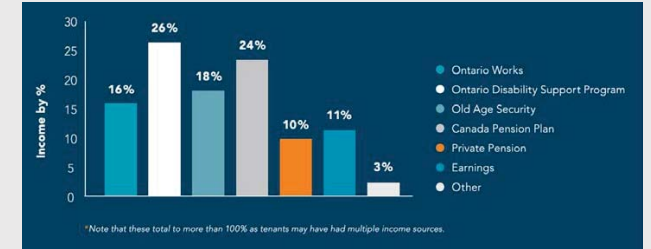
# OUR TENANTS

Collecting Insights

In 2018, we provided homes for:

- 1,132 Seniors
- 1,970 Adults
- 1,606 Youth and Children
- 4,708 Total Individuals & Families**

In 2018, the sources of income for our tenants were:



LMCH WE CARE



# OUR SYSTEM NAVIGATORS

Helping tenants solve problems

- Acting as partners in problem-solving
- Asking questions to find solutions
- Meeting tenants where they are



# OUR COMMUNITY PARTNERS

59 partners providing 130 programs

- Creating new partnerships
- Expanding existing partnerships
- Better supports and outcomes for tenants



“Playing basketball with different kids from different areas is awesome. People on your team might be from other neighbourhoods so you get to meet new kids who have different skills and grow together with the help of our coaches”

– Joe League Participant

"Rookie League and Joe League are both beneficial partnerships for all involved. The most obvious is the benefit for all kids who participate in an organized sport and the lessons that come with this, such as teamwork, dedication and learning how to lose gracefully. The partnership also benefits the volunteer coaches -- putting officers with kids in a positive environment humanizes the relationship and connection. These relationships can last a lifetime and really impact the decisions they make in the future."

- PC Chris Golder, London Police Service



## OUR COMMUNITY-LED PROGRAMS

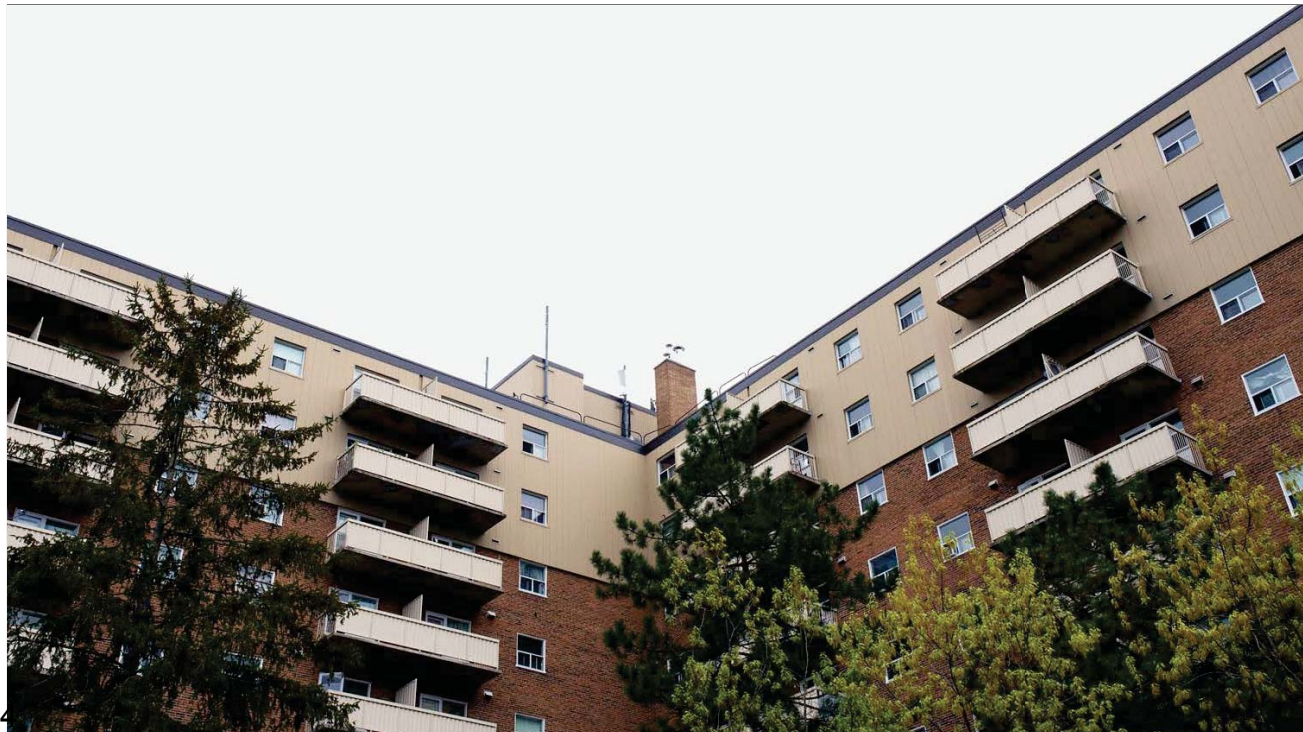
Empowering tenants to build community & provide support

- Creating new partnerships
- Expanding existing partnerships
- Better supports and outcomes for tenants



[There's ] “a room full of laughter and conversation! Nothing like a home cooked meal to bring people together” at the community meals. “Each of these activities are impacting the building in different ways. It's exciting and exhilarating and it makes your heart smile...I'm inspired and proud to be a part of. For myself, just seeing people smiling, chatting and enjoying life is the best payoff ever! Thank you so much Tim and Kristen, along with your team, for all your encouragement, support and hard work.”

-Mary, Resident Contact



# OUR ASSETMANAGEMENT

\$456 million in capital repairs are required over the next decade to return to an FCI value of 0.

WE CARE



# OUR ASSETMANAGEMENT

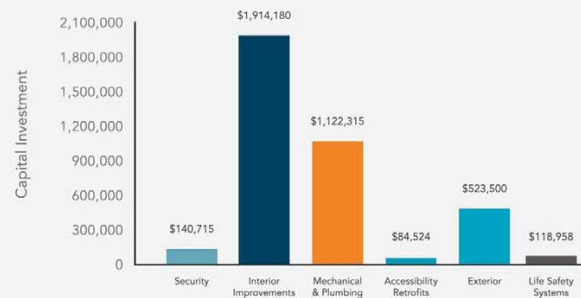
Over \$60 million is required for high impact building components.

LMCH



# OUR INVESTMENTS

Capital Investments Overview

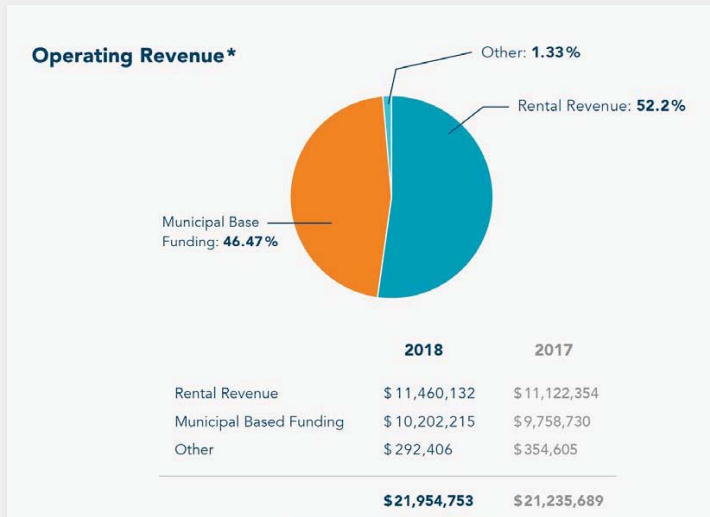


\* The Revenues and Expenditures outlined above are shown before capital funding and amortization of tangible capital assets. Please visit: [https://www.lmch.ca/uploads/pdf/2018\\_Annual\\_Report1.pdf](https://www.lmch.ca/uploads/pdf/2018_Annual_Report1.pdf) to view LMCH's 2018 Audited Financial Statements and budget variance explanations.

LMCH WE CARE



# OUR FINANCES



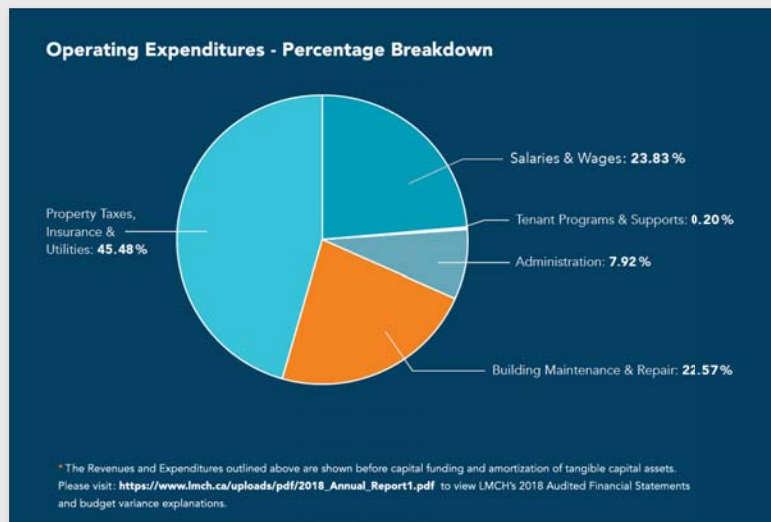
# OUR FINANCES

**Operating Expenditures\***

	2018	2017
Salaries, Wages and Benefits	\$ 5,239,281	\$ 4,790,722
Property Taxes, Insurance and Mortgages	\$ 6,042,125	\$ 5,968,535
Building Maintenance and Repair	\$ 4,963,198	\$ 4,631,855
Utilities	\$ 3,960,041	\$ 4,031,625
Administration	\$ 1,741,783	\$ 1,765,400
Tenant Programs and Supports	\$ 43,609	\$ 43,046
<b>Total Investment</b>	<b>\$ 21,990,037</b>	<b>\$ 21,231,183</b>
<b>Net Surplus (Deficit)</b>	<b>(\$ 35,284)</b>	<b>\$ 4,506</b>



# OUR FINANCES



# OUR STRATEGY

Status Indicators (As of December 2018)		Total	%
✓	<b>Complete:</b> Action item is complete	27	39%
↑	<b>On Target:</b> Action item is anticipated to be completed by the target date	23	33%
⬜	<b>Caution:</b> Action item is delayed by one quarter	5	7%
↓	<b>Below Plan:</b> Action item is delayed two quarters or more	7	10%
⬜	<b>On Hold:</b> Action item is on hold until further notice	7	10%

\* Our complete Strategic Plan can be found at: [https://www.lmch.ca/uploads/pdf/Strategic\\_Plan.pdf](https://www.lmch.ca/uploads/pdf/Strategic_Plan.pdf)



# OUR NEXT STEPS

- We are making progress and are focused on improving our processes to ensure healthy, safe and stable places to call home.
- We will deliver a robust Multi-Year Budget request that supports the organizational needs for scalable interventions to address needs to support housing stability for tenants and investment in our buildings.
- We are committed to our strategic plan and our metrics proposed to the city of London in alignment with the City's strategic plan.



Housing matters  
People matter *more*





# REGENERATION

HOUSING OUR FUTURE

PRESENTATION TO SPPC | JUNE 24, 2019



LMCH WE CARE

We envision transformed and strengthened community housing through vibrant, connected and sustainable neighbourhoods in London and Middlesex County, creating a better tomorrow for those we serve.



## REGENERATION IS DEFINED IN TWO WAYS:

**Site Regeneration:** Supports sensitive growth and change in our neighbourhoods so that they are sustainable and prosperous over the long term.

**Social Revitalization:** Engages and supports tenants. Transitions buildings into more supportive and inclusive communities and collaborates with partners to advance housing and whole-life stability.



LMCH WE CARE

If LMCH wants to return its buildings to perfect condition (FCI value of 0) within 10 years, it needs to complete \$456 million in capital projects. In order to maintain its current standard, \$22.3 million in annual capital spending is required. The current capital funding level is \$2.2 million.





## THE TIME TO ACT IS NOW

- Over \$400 million needed to address capital deficit over the next 10 years
- The London Plan and the City's 2020-2024 Strategic Plan identify and prioritize the renewal of social housing stock
- Momentum from Federal and Provincial Housing Strategies

## HOW TO ACTIVATE REGENERATION

- Redeveloping underutilized parcels of land or sites;
- Retrofitting or upgrading existing units and sites to make them more operationally efficient;
- Making accessibility improvements to better meet a shifting demand for housing; and,
- Making changes to existing land use and tenant mix.

## OBJECTIVES

- Increase the number of homes LMCH provides
- Transform the pathways into housing to improve housing stability
- Engage stakeholders to manage the impact of regeneration
- Create healthy homes and communities that aim to eliminate stigma



WHERE DO WE  
BEGIN?

**LMCH has the vision & mission to support robust regeneration.**

We have developed the organizational and operational components to make regeneration reality in London and Middlesex



**The policies and people who will help us get there**



Housing Development Corporation has been designed to assist in the building process from planning to finance and development process. They act as a consultant to the site regeneration process.



Together we can address the housing needs in our community where 45.6% of renters in London live in homes that cost more than 30% of their income.



**CITY OF LONDON**

**Shareholder:**

- Amend Shareholder Agreement
- Permit leveraging of properties for financing
- Allow LMCH to hold own reserves

**Service Manager:**

- Homeless Prevention & Housing Program
- Allow LMCH to hold diverse housing options
- Improve assessment and information sharing to ensure low barrier access to most appropriate housing option



# SITE EVALUATION TOOL

- Land Use Planning
- Social Aspects
- Financial Feasibility
- Asset Management



# NEXT STEPS

- **2019:** LMCH updates City Council on the regeneration plan, including the vision, goals and principles. Site evaluation criteria are provided for approval before identifying regeneration sites.
- **2019-2020:** Champions table to be struck. Family sites to be evaluated, presented and discussed for feasibility and opportunity. Results to be reported back for endorsement by City Council.
- **2020-2021:** Community engagement and tenant co-design process to develop full site plans, including phased implementation and costing for funding applications and approvals.



## ACKNOWLEDGEMENT OF SIGNIFICANT CONTRIBUTION TOWARD THIS PLAN:

London & Middlesex Community Housing: Marisa Banuelos, Josh Browne, Sarah Campbell, Tim Smuck, Norman Turner

Housing Development Corporation: Stephen Giustizia, Brian Turcotte

City Of London - Housing Division: Douglas Calderwood-Smith, Dave Purdy



LMCH WE CARE



Housing matters .  
People matter *more*.

LMCH WE CARE



**From:** Dale Domian  
**Sent:** Friday, July 19, 2019 1:40 PM  
**To:** [hlysynski@london.ca](mailto:hlysynski@london.ca); [crsmith@london.ca](mailto:crsmith@london.ca); [developmentsservices@london.ca](mailto:developmentsservices@london.ca)  
**Subject:** comment on proposed development at 600 Sunningdale Road West

To: Planning and Environmental Committee

From: Dale Domian and Susan Zeman  
40-2014 Valleyrun Blvd.  
London, ON N6G 5N8

We are writing to express concern about the proposed development of "Sunningdale Court" at 600 Sunningdale Road West. We believe that no further developments along Sunningdale Road should be approved until it is widened from two lanes to four. Indeed, the 2013 Sunningdale Road Improvements ESR "concluded that improvements to Sunningdale Road, in the form of urbanization, traffic signalization and widening from two lanes to four lanes would be required to meet the projected transportation requirements in the northwest quadrant of the City of London" (cited in the Sunningdale Court Final Proposal Report, March 7, 2018).

Sunningdale Road would be the only access into and out of the proposed Sunningdale Court. This is quite different from the Sunningdale Meadows development farther east; traffic can enter/exit that neighbourhood through the south, by taking Plane Tree Dr. to/from Richmond St., or taking Louise Blvd. to/from Fanshawe Park Road. So even though the proposed Sunningdale Court development has fewer units than Sunningdale Meadows, the former could have a greater impact on Sunningdale Road traffic.

We hope this view will be taken into consideration at the Planning and Environmental Committee meeting on July 22.

David Hall  
439 Old Wonderland Rd.,  
London, ON  
N6K 3R1  
July 18, 2019

Michael Pease  
Manager, Development Planning  
City of London

Dear Michael:

Re: 447 Old Wonderland Rd, (555 Teeple Terrace) file SPA19-021

I wish to express my concerns regarding the Site Plan Application. I live at 439 Old Wonderland Road and my back yard abuts the property in question. If the plan is approved my property will look over the proposed parking lot.

### **Privacy**

I do not see a fence indicated on the map I was sent but I assume there must be one. Because my house is on a higher grade level than the parking lot I feel a normal 6 foot (1.8m) fence will serve little purpose in providing privacy for me or the condominium residents. I feel that the applicant must provide an at least 8 foot (2.5m) high sound attenuation fence along the entire east side of the subject property. The level of noise from Wonderland Road traffic had already noticeably increased when the previous applicant clearcut and semi-levelled the land. Now the city's expressed plans to widen Wonderland Road in the near future is an acknowledgement of the anticipated increase in traffic and therefore even more noise. In addition, Wonderland Road is a hill ascending to the south. Traffic is extra noisy as vehicles, especially large trucks, come up the hill. Sound absorption in the fence will help to replace the absorption that was naturally provided by woods previously. If sound absorption is not a possibility, then a brick wall, like the one on the other side of Wonderland Rd., 8 feet high, would blend the neighbourhood.

I am pleased that the plan calls for a couple of trees planted in the buffer. While they will add to the privacy it will only be for a few months of the year and no doubt will not be fully grown for several years.

The previous applicant cut down several more trees along the east property line in December 2015 and March 2016. The stumps were left alone. These stumps must not be disturbed as doing so will damage the roots of nearby mature trees (at least 60 feet high) on our neighbouring properties, including the city property to the north. I am particularly concerned about 2 stumps at the end of my property, right on the property line, that are 5 feet from a mature 60 feet high tree. This is another reason for requiring a deeper buffer.

**Light**

I understand that the applicant wishes to install LED lights which will be directional downward. While this is a desirable feature, I see that one of the light standards will be located on the narrow buffer directly behind my property. By making the buffer 6 metres deep the light standard could be placed further from my property.

**Grading and Erosion**

The grading of the land, because of its location on a hill, is bound to cause erosion unless there are adequate retaining walls. There is still no indication of retaining walls in the Plan. The slope behind the condos in particular is quite steep. Is this slope within recommended guidelines?

Also, the north end of the subject property abutting city land will, I believe, require a retaining wall or else a relatively large gentle slope. If I read the Grading Plan correctly, it says the property line will be 1.5 metres above the Wonderland Rd sidewalk. But currently the property line is at least 3 metres above as it rises up a hill. This should be examined for accuracy.

**Building**

While I recognise that aesthetics can be a personal matter, I do feel it is important that the building blend into, and enhance, the look of the neighbourhood. Especially at this location which has such high drive-by traffic on Wonderland, and its position at the beginning of Teeple Terrace serving as a gateway to our community. Apparently this building will be similar in appearance to the applicant's new building in Byron, a building which I find quite unattractive, mainly because of the building materials. Nearly every building in our area is brick; even the fences along Wonderland. I feel that the design of this building would not only blend in with our neighbourhood better, but would have a far more attractive appearance, if it was made with bricks.

I am unable to attend the scheduled meeting at City Hall on July 22. Please add my concerns to those expressed at that time.

Sincerely,  
David Hall  
439 Old Wonderland Road.

**From:** Martin Powless [<mailto:pol.analyst@oneida.on.ca>]  
**Sent:** Monday, July 22, 2019 4:45 PM  
**To:** Saunders, Cathy <[csaunder@london.ca](mailto:csaunder@london.ca)>  
**Cc:** Chief Jessica Hill <[jessica.hill@oneida.on.ca](mailto:jessica.hill@oneida.on.ca)>; Cherilyn Hill <[cherilyn.hill@oneida.on.ca](mailto:cherilyn.hill@oneida.on.ca)>  
**Subject:** [EXTERNAL] Public Participation Meeting on July 22, 2019

Dear Cathy Saunders – City Clerk – City of London :

It is with regret that we are unable to participate in tonight's meeting regarding the proposed Casino Development in London at Wonderland Road South.

We intend to make representations on this project as we do believe it will have negative impacts on our community.

However, being given notice of this meeting earlier today , we are unable to send a representative tonight.

It would be preferable to have at least 2-3 weeks to properly assess this information and then we may present our concerns in person , in writing and have a brief discussion on what we can do to address them.

This additional time will allow the Council to properly assess this information and do our internal processes to make representations on behalf of our People and Nation.

Please let our staff know when and how this may occur.

Thank You.

SENT ON BEHALF OF AND AT THE DIRECTION OF CHIEF JESSICA HILL – Oneida Nation Of The Thames

By Martin Powless – [pol.analyst@oneida.on.ca](mailto:pol.analyst@oneida.on.ca)

JAM Properties Inc.,  
180 Cheapside St.,  
London Ontario  
N6A 1Z8

To Council, C/O Cathy Saunders and Heather Lysynsk

First and foremost, thank you for your work on this file to date. In the time between Planning and Environment Committee (PEC) on July 22 and today, our representatives have met with City staff to discuss our application and the subsequent conditions related to its approval. What follows is provided for your consideration.

At the request of the PEC, we retained VanBoxmeer & Stranges Engineering Ltd. (VanBoxmeer & Stranges) to complete a structural review of the building at 123 Queens Avenue. This included the development of a virtual 3D model that facilitated review of the building's load capacity and reactions. Further informed by physical measurements and attempts at concrete testing (which could not be completed due to crumbling concrete), the analysis revealed that the building is structurally unsound due to overstressed walls that have created a severe state of lateral instability. We were advised to demolish the building immediately due to these unsafe conditions. This information has been succinctly presented in VanBoxmeer & Stranges' report provided to City staff, the PEC, and to you as part of our application before you.

It is with this understanding that we want to again thank you for your detailed consideration of the file. We very much appreciate the compromise you are seeking given your detailed review of the extensive material we have provided – from the Heritage Impact Assessment to both structural assessments – we want to acknowledge and thank you for your dedication to helping us find a solution.

We know this property is unique, both in its past and we think in its future. We are genuinely excited for the potential this property has for a showstopping development that speaks to the City's desire to build on vacant lots and develop in a way that is sensitive to the Downtown Heritage Conservation District (the District). We intend to work within the policies and guidelines of the District, as well as wider City planning frameworks, and will provide a development that achieves density and growth targets for the City, a high standard of design, and shows the public our commitment to this community.

Given this, we are in full agreement with the conditions suggested by City staff for approval of our application and committed to executing all of these conditions with one exception; timing. We are committed to executing all recommendations of the Heritage Impact Assessment and bringing forward a site plan application that will be informed by the District plan and guidelines. This will include appropriate commemoration that acknowledges the history of the site. We appreciate and agree with these conditions. However, we ask that Council reconsider the condition to stabilize an unstable building in advance of site plan approval that our consultants and staff agree can be, and will be, demolished prior to site development. Therefore, we respectfully request that Council reconsider inclusion of this portion of the conditions recommended.

Thank you again for your consideration of this request and your time spent on this application.



Martha Leach  
JAM Properties Inc.



**From:** Saunders, Cathy  
**Sent:** Sunday, July 28, 2019 7:44 PM  
**To:** Westlake-Power, Barb <[bwestlake@london.ca](mailto:bwestlake@london.ca)>  
**Subject:** Fwd: [EXTERNAL] London Hydro board position

Sent from my iPad

Begin forwarded message:

**From:** Sarah Shortreed  
**Date:** July 28, 2019 at 7:18:57 PM EDT  
**To:** [csaunder@london.ca](mailto:csaunder@london.ca)  
**Subject:** [EXTERNAL] London Hydro board position

Cathy,  
I understand from Michael Van Holst that I should notify you of my decision to remove myself from the process in your current selection of a director for London Hydro.

It was a real pleasure to be considered and it is with regret that my business situation has changed suddenly, making it difficult to fully participate in the manner the group deserves.

All the best,  
Sarah

Sarah J. Shortreed

# Community and Protective Services Committee

## Report

8th (Special) Meeting of the Community and Protective Services Committee  
July 23, 2019

PRESENT: S. Lewis, E. Pelozo, S. Hillier  
ABSENT: Councillors M. Cassidy (Chair), M. Salih, Mayor E. Holder  
ALSO PRESENT: J. Bunn and M. Schulthess

The meeting is called to order at 3:30 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**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Confidential**

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

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

**6.1 Personal Matters/Identifiable Individual**

A matter pertaining to personal matters about an identifiable individual, including municipal or local board employees, with respect to the Awarding of the 2019 Queen Elizabeth Scholarships.

Yeas: (3): S. Lewis, E. Pelozo, and S. Hillier

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

**Motion Passed (3 to 0)**

The Community and Protective Services Committee convened In Closed Session from 3:31 PM to 3:32 PM.

**7. Adjournment**

The meeting adjourned at 3:33 PM.

# Corporate Services Committee

## Report

15th Meeting of the Corporate Services Committee  
July 23, 2019

PRESENT: Councillors J. Morgan (Chair), P. Van Meerbergen, A. Kayabaga, S. Hillier, Mayor E. Holder  
ABSENT: J. Helmer  
ALSO PRESENT: Councillors M. van Holst and S. Lewis; M. Hayward, A.L. Barbon, B. Card, I. Collins, B. Coxhead, J. Davies, J. Edmonds, L. Hamer, R. Lamon, L. Livingstone, J. Millson, K. Murray, J. Senese, S. Spring, B. Warner, B. Westlake-Power and P. Yeoman.

The meeting is called to order at 10:08 AM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor J. Morgan discloses a pecuniary interest in items 5.3 and 6.1, both related to the London Hydro Inc. Board of Directors, by indicating that a candidate is directly involved with his employment at Western University.

### 2. Consent

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

That Items 2.1 to 2.6 BE APPROVED.

Yeas: (4): J. Morgan, P. Van Meerbergen, A. Kayabaga, and S. Hillier

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

**Motion Passed (4 to 0)**

#### 2.1 2019 Development Charges Capital Budget Adjustments

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

That on the recommendation of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the Civic Administration BE AUTHORIZED to adjust the growth component of the capital budget to reflect the 2019 funding requirements, consistent with the approved 2019 Development Charges Study; it being noted that funding requirements in 2020 and beyond, as identified in the 2019 Development Charges Study, will be included in the 2020-2023 Multi-Year Budget.

**Motion Passed**

#### 2.2 2018 Investment Report

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

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 2018 Investment Report, dated July 23, 2019:

- a) the above-noted report, providing a summary of the performance of the City of London's investment portfolio, BE RECEIVED for information;
- b) the Investment Policy as appended to the staff report dated July 23, 2019 as Appendix "B", BE RECEIVED for information; it being noted that the Civic Administration is not recommending any revisions to the Policy; and
- c) subject to completion of the Civic Administration's due diligence, the City's strategy to invest in the One Investment Equity Portfolio offered by CHUMS Financing Corporation and Local Authority Services Ltd. BE ENDORSED.

**Motion Passed**

2.3 New Council Policy - Contracting for Legal Services

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

That, on the recommendation of the Managing Director, Corporate Services and City Solicitor, the proposed by-law appended to the staff report dated July 23, 2019 BE INTRODUCED at the Municipal Council meeting on July 30, 2019 to enact a new Council Policy entitled "Contracting for Legal Services".

**Motion Passed**

2.4 Declare Surplus and Closing of Isaac Drive

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the advice of the Manager of Realty Services, with respect to the closed public property, described as Isaac Drive north of Clayton Walk, Part 2 and 3, Reference Plan 33R-20114, containing an area of approximately 3,576 square feet (332.28 square metres), the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and
- b) the subject property BE TRANSFERRED to 2219008 Ontario Limited.

**Motion Passed**

2.5 City of London Days at the Budweiser Gardens - Canada's Walk of Fame - Cancellation

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

That, on the recommendation of the City Clerk, the City of London Day at the Budweiser Gardens for Canada's Walk of Fame Hometown Star recognition ceremony for Tessa Virtue and Scott Moir, originally approved by the Municipal Council to be held on August 7, 2019, BE CANCELLED, at the request of Canada's Walk of Fame.

**Motion Passed**

- 2.6 Report from the Federation of Canadian Municipalities Annual Conference and Trade Show - Quebec City, QC - May 30 - June 2, 2019

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

That the communication dated July 15, 2019 from Councillor J. Morgan regarding the Federation of Canadian Municipalities Board of Directors meeting held June May 30-June 2, 2019 in Quebec City, Quebec BE RECEIVED for information.

**Motion Passed**

**3. Scheduled Items**

- 3.1 Tax Adjustment Agenda

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

That the recommendations contained in the amended Tax Adjustment Agenda dated July 23, 2019, BE APPROVED; it being noted that the Application No.'s 2017-175 and 2018-90 for the property known as 234 Dundas Street were removed; it being further noted that there were no members of the public in attendance to speak to the Corporate Services Committee at the public hearing associated with this matter.

Yeas: (5): J. Morgan, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Absent: (1): J. Helmer

**Motion Passed (5 to 0)**

**4. Items for Direction**

- 4.1 Additional Honourees for Mayor's New Year's Honour List

Moved by: E. Holder  
Seconded by: A. Kayabaga

That the communication dated July 11, 2019 from Mayor E. Holder with respect to the request for four additional honourees to be recommended at the selection of the Mayor and Council BE REFERRED to the Civic Administration in order to report back to the Corporate Services Committee at a future date with respect to a policy to be introduced to allow for recognitions to commence in January 2020.

Yeas: (5): J. Morgan, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Absent: (1): J. Helmer

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

- 5.1 Corporate Services Committee Deferred Matters List

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

That the Corporate Services Committee Deferred Matters List, as of July 15, 2019, BE RECEIVED.

Yeas: (4): J. Morgan, P. Van Meerbergen, A. Kayabaga, and S. Hillier

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

**Motion Passed (4 to 0)**

5.2 ADDED - Use of Council Chambers for Sovereign's Medal Ceremony

Moved by: S. Hillier

Seconded by: P. Van Meerbergen

That the use of the City of London Municipal Council Chambers for a Sovereign's Medal presentation ceremony by the Mayor, to be undertaken at the request of the Governor General, BE APPROVED, in accordance with the communication of the Mayor dated July 18, 2019.

Yeas: (5): J. Morgan, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Absent: (1): J. Helmer

**Motion Passed (5 to 0)**

5.3 ADDED - Appointment to the London Hydro Board of Directors

Moved by: P. Van Meerbergen

Seconded by: S. Hillier

That, on the recommendation of the Corporate Services Committee, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held July 30, 2019 to:

a) ratify and confirm the Resolution of the Shareholder of London Hydro Inc., attached as Schedule "A" to the by-law; and

b) authorize the Mayor and the City Clerk to execute the Resolution of the Shareholder of London Hydro Inc. attached as Schedule "A" to the by-law;

it being noted that Sarah Shortreed was selected for appointment to the London Hydro Inc. Board of Directors.

Yeas: (3): P. Van Meerbergen, A. Kayabaga, and S. Hillier

Recuse: (1): J. Morgan

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

**Motion Passed (3 to 0)**

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

That the Corporate Services Committee convene In Closed Session for the purpose of considering:

6.1 Personal Matter About Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for nomination to the London Hydro Inc. Board of Directors. (6.1/15/CSC)

The Corporate Services Committee convened In Closed Session from 10:09 AM until 11:47 AM.

Moved by: A. Kayabaga

Seconded by: S. Hillier

That the Corporate Services Committee convene In Closed Session for the purpose of considering:

6.2 Solicitor-Client Privileged Advice/Litigation/Potential Litigation

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.2/15/CSC)

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

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions and advice which is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.3/15/CSC)

6.4 Land Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.4/14/CSC)

6.5 Land Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.5/15/CSC)

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

A matter pertaining to an identifiable individual; employment-related matter and advice that is subject to solicitor-client privilege. (6.6/15/CSC)

6.7 (Added) Land Acquisition/Disposition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition or disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.7/15/CSC)

Yeas: (5): J. Morgan, P. Van Meerbergen, A. Kayabaga, S. Hillier, and E. Holder

Absent: (1): J. Helmer

**Motion Passed (5 to 0)**

The Corporate Services Committee convened In Closed Session from 1:03 PM to 2:36 PM.

**7. Adjournment**

The meeting adjourned at 2:37 PM.



## APPENDIX "A"

Bill No.  
2019

By-law No. A.-

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc.

WHEREAS London Hydro Inc. is a corporation incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16;

AND WHEREAS subsection 104(1)(b) of the *Business Corporations Act* provides that a resolution in writing dealing with all matters required by this Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of this Act relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London Hydro Inc.;

AND WHEREAS Subsection 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

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

1. The Annual Resolutions of the Shareholder of London Hydro Inc. for the fiscal year ended December 31, 2018, attached as Schedule "A" are ratified and confirmed.
2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.
3. This by-law comes into force on the day it is passed.

PASSED in Open Council on the 30th day of July, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**SCHEDULE “A”**

**LONDON HYDRO INC.  
(the “Corporation”)**

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the “Act”) provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following resolutions, signed by the sole shareholder of the Corporation entitled to vote thereon, are hereby passed pursuant to the provisions of the Act:

**FINANCIAL STATEMENTS**

It is hereby acknowledged that the balance sheet of the Corporation as at December 31, 2018, and the other audited financial statements, together with Auditors’ Report, of the Corporation for the financial year ended on such date have been received by the undersigned shareholder of the Corporation.

**ELECTION OF DIRECTORS**

WHEREAS pursuant to an Amended and Restated Shareholder Declaration, as amended (the “Amended and Restated Shareholder Declaration”), the board of directors of the Corporation shall consist of seven directors, six of which shall be composed of various classes of directors, each serving for a three-year term, and the seventh member of the fourth class shall serve as the representative of the municipal council of The Corporation of the City of London;

AND WHEREAS the terms of the directors that are members of the third class expire at the annual meeting of shareholders held in 2018 pursuant to paragraph 4.4 of the Shareholder Declaration;

NOW THEREFORE BE IT RESOLVED THAT:

1. Each of the following persons, being directors that are members of the first and third class pursuant to paragraph 4.4 of the Amended and Restated Shareholder Declaration, are hereby elected as a director of the Corporation to hold office for a term with the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<b><u>Class</u></b>	<b><u>Name of Director</u></b>	<b><u>Term</u></b>
Third	Sarah Shortreed	the close of the annual meeting of shareholders to be held in 2021 for the financial year ending December 31, 2020

## **CONFIRMATION OF CONTINUING TERMS**

2. Each of the following persons, being directors that are members of the second, third and fourth class, as provided for below, pursuant to paragraph 4.4 of the Shareholder Declaration, is hereby confirmed as having a term continuing until the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<b><u>Class</u></b>	<b><u>Name of Director</u></b>	<b><u>Term</u></b>
First	Gabe Valente	the close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2021
First	Jack Smit	the close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2021
Second	Guy Holburn	the close of the annual meeting of shareholders to be held in 2020 for the financial year ending December 31, 2019
Third	Marilyn Sinclair	the close of the annual meeting of shareholders to be held in 2021 for the financial year ending December 31, 2020
Fourth	Michael van Holst	the term ending November 15, 2022

## **APPOINTMENT OF AUDITORS**

3. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

### **The Corporation of the City of London**

By: \_\_\_\_\_  
Name: Ed Holder  
Title: Mayor

By: \_\_\_\_\_  
Name: Catharine Saunders  
Title: City Clerk

# Civic Works Committee

## Report

The 11th Meeting of the Civic Works Committee  
July 23, 2019

PRESENT: Councillors P. Squire (Chair), M. van Holst, S. Lewis, S. Lehman, E. Pelozo  
ABSENT: Mayor E. Holder  
ALSO PRESENT: K. Chambers, T. Copeland, G. Dales, K. Graham, D. MacRae, S. Mathers, J. Parsons, D. Popadic, K. Scherr, P. Shack, G. Smith, S. Spring, J. Stanford and B. Westlake-Power

The meeting was called to order at 4:00 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

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

That items 2.1 to 2.3 and 2.7 to 2.9 BE APPROVED.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.1 6th Report of the Transportation Advisory Committee

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

That it BE NOTED that the 6th Report of the Transportation Advisory Committee, from its meeting held on June 25, 2019, was received.

**Motion Passed**

#### 2.2 Southdale Road West and Wickerson Road Improvements - Detailed Design and Tendering - Appointment of Consulting Engineer

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Southdale Road West and Wickerson Road Improvements Project:

- a) Dillon Consulting Limited BE APPOINTED Consulting Engineers for the detailed design and tendering for the Southdale Road West and Wickerson Road Improvements project at an upset amount of \$853,614.60 (excluding HST) in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;

- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated July 23, 2019 as Appendix A;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T04)

**Motion Passed**

2.3 Southdale Road West Improvements Phase 1 - Detailed Design & Tendering - Appointment of Consulting Engineer

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a Consulting Engineer for the Southdale Road West Improvements Phase 1 Project from Pine Valley Boulevard to Bostwick Road:

- a) AECOM Canada Ltd. BE APPOINTED Consulting Engineers for the detailed design and tendering for the Southdale Road West Improvements Project between Pine Valley Boulevard and Bostwick Road, at an upset amount of \$463,497 (excluding HST) in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated July 23, 2019 as Appendix A;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T04)

**Motion Passed**

2.7 Request for Tender (RFT) 19-83 - Removal and Management of Municipal (Household) Hazardous and Special Waste - Irregular Result

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Request for Tender (RFT) 19-83 Removal and Management of Municipal (Household) Hazardous and Special Waste Irregular Result:

- a) the RFT 19-83, to provide service for removal and management of municipal (household) hazardous and special waste from the depot located at the W12A Landfill Site for an estimated annual cost of \$122,830 (excluding HST), from EnviroSystems Incorporated, 239 Lottridge Street, Hamilton, Ontario, L8L 6W1, BE ACCEPTED in accordance with the Procurement of Goods and Services Policy Section 8.10 Irregular Result, Clause b and Section 13.2 Clause b;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase; and,
- c) 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-E07)

**Motion Passed**

2.8 Single Source Procurement - Replacement of Sand/Salt Spreaders

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Single Source Procurement for replacement of sand/salt spreaders:

- a) the Civic Administration BE AUTHORIZED to enter into a single source agreement for the procurement of Sand/Salt Spreaders as per Section 14.4(d) of the Procurement of Goods and Services Policy;
- b) the submission from S&B Services Ltd., 36312 Talbot Line, Shedden, Ontario, BE ACCEPTED; for the supply and delivery of three (3) Slide In Sand/Salt Spreaders with at a total purchase price of \$242,700 (excluding HST) (\$80,900 per unit excluding HST);
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- 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; and
- e) the funding for this purchase BE APPROVED as set out in the Source of Financing Report appended to the staff report dated July 23, 2019 as Appendix "A". (2019-F17)

**Motion Passed**

2.9 Amendments to the Traffic and Parking By-law

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Traffic and Parking By-law (PS-113):

- a) the proposed by-law, appended to the staff report dated July 23, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 for the purpose of amending the Traffic and Parking By-law (PS-113);

b) the proposed by-law, appended to the staff report dated July 23, 2019 as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 for the purpose of amending the Traffic and Parking By-law (PS-113) in order to implement ‘No Stopping Anytime’ zones in the vicinity of the London International Airport for Airshow London 2019 from September 13th, 2019 to September 15th, 2019; and,

c) the proposed by-law, as appended to the staff report dated July 23, 2019 as Appendix “C” BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 for the purpose of amending the Traffic and Parking By-law (PS-113) in order to remove the ‘No Stopping Anytime’ zones previously approved for Airshow London 2019 from September 13th, 2019 to September 15th, 2019. (2019-T08)

### **Motion Passed**

#### 2.4 Wonderland Road Sanitary Sewer Extension - Appointment of Consulting Engineer

Moved by: E. Pelozza

Seconded by: S. Lewis

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a consulting engineer for the Wonderland Road Sanitary Sewer Project:

a) AECOM Canada Ltd BE APPOINTED Consulting Engineers to complete the pre-design and detailed design for the Wonderland Road Sanitary Sewer Project in accordance with the estimate, on file, at an upset amount of \$172,380.00 including 10% contingency, excluding HST, in accordance with Section 15.2(d) of the City of London’s Procurement of Goods and Services Policy;

b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report appended to the staff report dated July 23, 2019 as Appendix ‘A’;

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

d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; 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-T04)

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

Absent: (1): E. Holder

### **Motion Passed (5 to 0)**

#### 2.5 Current and Proposed Actions for Reducing and Managing Plastics in the Residential Sector and the Role for the Hefty EnergyBag Pilot Project

Moved by: S. Lewis

Seconded by: E. Pelozza

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the support of the Director, Environment, Fleet and Solid Waste the following actions be taken with respect to the Current and Proposed Actions for Reducing and

Managing Plastics in the Residential Sector and the Role for the Hefty EnergyBag Pilot Project:

- a) the Civic Administration BE DIRECTED to develop a more comprehensive plan to reducing and managing plastics in the residential sector including;
  - i) addressing upcoming Federal and Provincial legislation, regulation, policies and scientific studies;
  - ii) how senior government direction with producer responsibility will support local policies with respect to reduction, reuse, recycling and recovery of plastics; and,
  - iii) report back by early 2021 as part of the 60% Waste Diversion Action Plan implementation process;
- b) the Hefty® EnergyBag® Pilot Project for flexible plastic packaging and hard-to-recycle plastics BE APPROVED for implementation in a phased approach starting October 1, 2019 using approved funds for 2019 and base program funds (Program 470300) for 2020 in the amount of \$25,000 per year for two years noting that the Canadian Plastics Industry Association (CPIA) and the Dow Chemical Company are major financial contributors;
- c) the Civic Administration BE AUTHORIZED to expand the list of business and municipal project partners and funding sources (e.g., Continuous Improvement Fund, Federation of Canadian Municipalities Green Fund) interested in the Hefty® EnergyBag® Pilot Project for flexible plastic packaging, hard-to-recycle plastics including promoting these activities through the London Waste to Resources Innovation Centre, the Industrial Research Chair Agreement in Thermochemical Conversion of Biomass and Waste to Bioindustrial Resources with Western University;
- d) the proposed by-law appended to the staff report dated July 23, 2019 as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to approve the Grant Recipient Agreement with CPIA appended to the staff report dated July 23, 2019 as Schedule “A” to the by-law;
- e) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreement authorized and approved in e), above; and
- f) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with executing this Agreement. (2019-E07)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

2.6 Award of Tender 19-47 Contract 15: Oakridge Acres Phase III, Pinetree, Dolway and Hickory - Irregular Result

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of tender for Contract 15: Oakridge Acres Phase III; Pinetree, Dolway and Hickory:

- a) the irregular bid submitted by CH Excavating (2013) at its tendered price of \$1,974,431.32, (excluding HST), BE ACCEPTED in



accordance with the Procurement of Goods and Services Policy Section 8.10 Irregular Result Clause b and Section 13.2 Clause b;

- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated July 23, 2019 as Appendix "A";
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender 19-47); 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-T04)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### **3. Scheduled Items**

#### **3.1 Sewer Private Drain Connection Policy Review Results: Proposed Drainage By-law (WM-4) and Wastewater & Stormwater By-law (WM-28) Amendments**

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Drainage By-law (WM-4) and the Wastewater & Stormwater By-law (WM-28):

- a) the attached revised proposed by-law amendment as Appendix "B" BE INTRODUCED at the Municipal Council Meeting on July 30, 2019 to amend the existing Drainage By-law (WM-4);
- b) the revised proposed by-law amendment appended to the staff report dated July 23, 2019 as Appendix "C" and included on the Added Agenda BE INTRODUCED at the Municipal Council Meeting on July 30, 2019 to amend the existing Wastewater & Stormwater By-law (WM-28); and,
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this proposed by-law amendment;

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.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: M. van Holst  
Seconded by: E. Pelosa

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

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

##### **4.1 Parking By-law Amendment - S. Kohn, 553 Pall Mall Street**

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

That the communication from S. Kohn, dated July 11, 2019, with respect to the Parking By-law Amendment, BE RECEIVED. (2019-T02/D17)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

##### **4.2 Request for Compassionate Compensation for Private Drain Connection - K. Ramsay, 55 1/2 Ada Street**

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

That the communication from K. Ramsay, dated July 12, 2019, with respect to a request for compassionate compensation for a Private Drain Connection for the property address 55 1/2 Street, BE REFERRED to Risk Management for consideration. (2019-E09)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

4.3 Victoria Bridge Replacement - Detailed Design and Tendering -  
Appointment of Consulting Engineer

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

That consideration of the Victoria Bridge replacement detailed design and tendering, appointment of consulting engineer BE REFERRED to the Managing Director, Environmental & Engineering Services to report back at a future meeting of the Civic Works Committee with more cost effective alternatives for addressing cultural heritage concerns that would include an enhanced design for a concrete girder bridge which incorporates special treatments, public art and/or portions of the existing bridge, with the goal of achieving an overall project cost savings; it being noted that the funding for this additional work will be clarified at Council July 30, 2019; it being further noted that the communication from Councillor M. van Holst, dated July 7, 2019, with respect to the Cost Effective Options for the Victoria Bridge Design, was received.

Yeas: (4): P. Squire, M. van Holst, S. Lewis, and S. Lehman

Nays: (1): E. Peloza

Absent: (1): E. Holder

**Motion Passed (4 to 1)**

4.4 Winter Maintenance Program Support

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

That the report dated July 23, 2019 relating to winter maintenance program support BE REFERRED back to Civic Administration in order to prepare appropriate language for customer service enhancements for snow clearing at 8 cm for class 4 and 5 roads and 5 cm for sidewalks at the expiration of current contracts, so as to meet or exceed Provincial Minimum Maintenance Standards, for consideration with the 2020-2023 Multi Year Budget; it being noted that the attached presentation from J. Parsons, Division Manager, Transportation and Roadside Operations with respect to this matter, was received.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

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

That the Deferred Matters List as of July 15, 2019, BE RECEIVED.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

5.2 New Sidewalks School Priority - Councillors S. Lewis and J. Morgan

Moved by: S. Lewis

Seconded by: E. Pelozza

That staff BE DIRECTED to review the current assessment process for new sidewalks and add an additional assessment criteria for filling gaps in school zones, community safety zones, and identified Safe and Active Routes to School, to the evaluation process; it being noted that the communication from Councillors S. Lewis and J. Morgan, dated July 17, 2019, with respect to New Sidewalks School Priority, was received. (2019-T04)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

5.3 7th Report of the Cycling Advisory Committee

Moved by: M. van Holst

Seconded by: S. Lehman

That it BE NOTED that the 7th Report of the Cycling Advisory Committee, from its meeting held on July 17, 2019, be received.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

## **6. Confidential**

Moved by: S. Lewis

Seconded by: S. Lehman

That the Civic Works Committee convene in closed session at 5:25 PM , with respect to the following matters:

6.1 A matter pertaining to litigation or potential litigation, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and giving direction to employees or agents of the municipality with respect to 459 Second Street - Pottersburg Creek Erosion Repair Works.

6.2 A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and directions and instructions to officers and employees or agents of the municipality with respect to Minimum Maintenance Standards.

6.3 A matter pertaining to potential litigation with respect to the properties located at 267, 271 and 275 Ridgewood Crescent, including matters before administrative tribunals, affecting the municipality or local board with respect to

slope failures; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the work done on 267, 271 and 275 Ridgewood Crescent and future proposed remedial work; and directions and instructions to officers and employees or agents of the municipality regarding properties located on 267, 271 and 275 Ridgewood Crescent.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

The Civic Works Committee convened in Closed Session from 5:25 PM to 6:12 PM.

**7. Adjournment**

The meeting adjourned at 6:49 PM.

APPENDIX B - REVISED

Bill No.

By-law No.

A By-law to amend By-law WM-4, being a by-law to Regulate Connections to the Public Sewage Works.

WHEREAS on September 20<sup>th</sup>, 1993 Municipal Council of The Corporation of the City of London enacted By-law WM-4, being a by-law being a by-law to Regulate Connections to the Public Sewage Works;

AND WHEREAS it is deemed expedient to amend the By-law;

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

1. Section 1.1 of the said By-law is hereby amended by adding the following definition:

**“Low-density Residential”** means any building that is duplex, triplex, four-plex, five-plex or six-plex and is metered by a bulk meter.

2. Section 3.2 of the By-law is hereby repealed and replaced by the following:

**3.2** Any work upon a Private drain connection be done at the request and expense of the owner, including but not limited to:

- (i) plunging and rodding;
- (ii) the installation of new drains not installed in conjunction with main sewer installation;
- (iii) installation of a PDC liner by cured-in-place pipe (CIPP) method; or
- (iv) repair and replacement of existing PDC by open cut method.

3. Section 7.2.1 of the By-law is hereby deleted and replaced by the following:

**7.2.1 Services provided by the City Engineer – repair, replacement, installation – Single detached and Low-density Residential buildings**

The fees and charges as set out in the applicable fees and charges by-law are imposed on owners of Single detached and Low-density Residential buildings for services or activities provided by the city Engineer.

4. Section 7.2.2 of the By-law is hereby deleted.
5. Section 7.7 of the By-law is hereby deleted and replaced by the following:

**7.7 Work undertaken by the City limited**

The City Engineer shall not undertake:

- (i) the repair or replacement of a Private drain connection serving a property that is not a Single detached or Low-density Residential building; or
- (ii) the installation of new Private drain connections for any property.

The responsibility and costs for such works shall be borne by the property owner in accordance with the applicable fees and charges by-law.

6. Section 7.8 of the By-law is hereby deleted.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council , 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First reading -  
Second reading –  
Third reading –

## PUBLIC PARTICIPATION MEETING COMMENTS

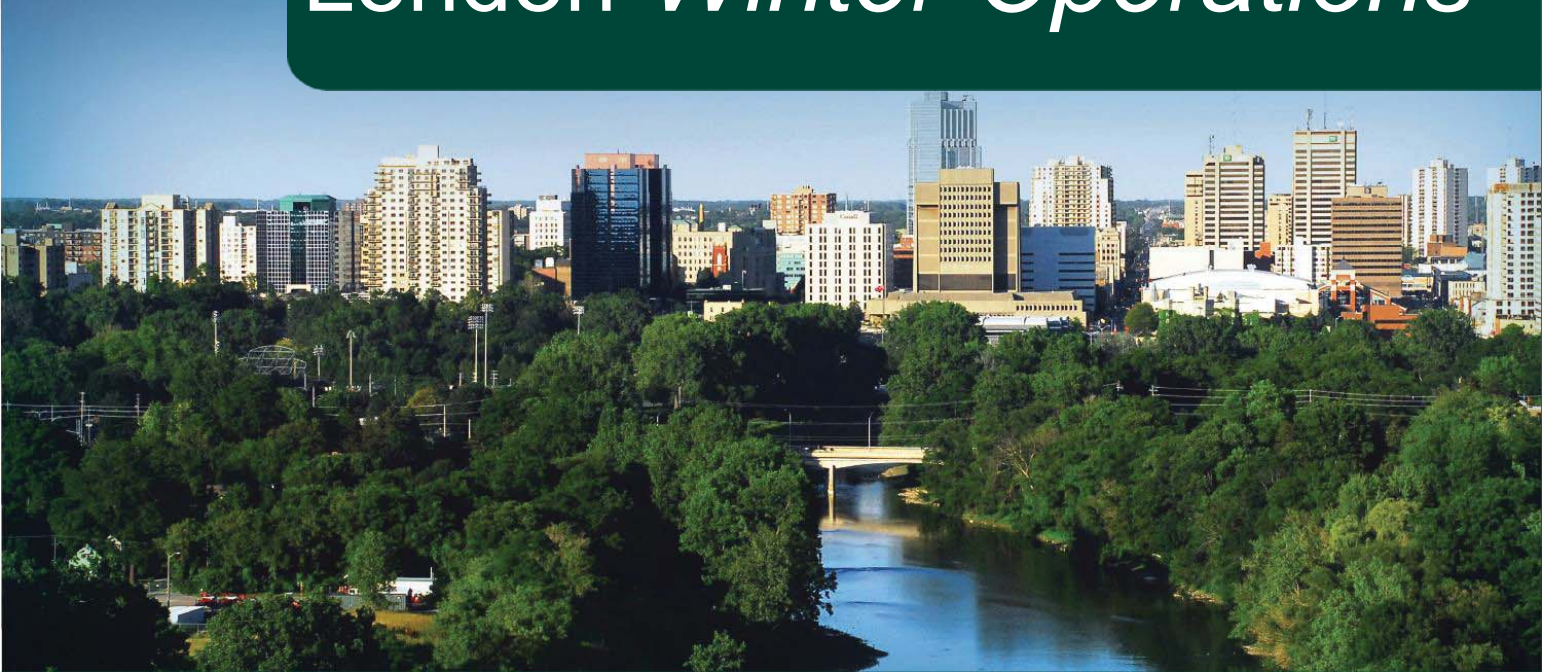
### 3.1 Sewer Private Drain Connection Policy Review Results: Proposed Drainage By-law (WM-4) and Wastewater and Stormwater By-law (WM-28) Amendments

- M. Wallace, London Development Institute - Thank you Mr. Chair, Councillors, members of committee. My name is Mike Wallace, I'm the Executive Director of the London Development Institute and I'm here very briefly to thank engineering staff and everyone involved in the discussion on this committee. They were very proactive, your staff was very proactive in communicating with the industry on these particular items, particularly the PDC clean out issue, and we're happy to see it here tonight and fully support the recommendation in front of you. Thank you very much.





# London *Winter Operations*



Winter Maintenance Program Support  
Civic Works Committee July 23, 2019

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



# London By The Numbers

When the snow arrives our team manages

3,713 kms of roadway

1,536 kms of sidewalk

750 cul-de-sacs

2,150 bus stops.



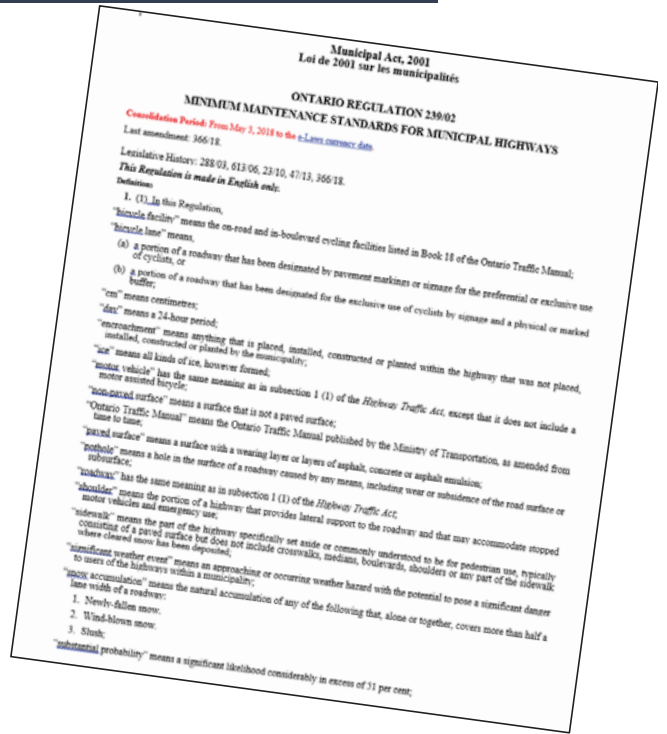
[London.ca](http://London.ca)

Yearly Summary of Snowfall Events @ London Airport							
	>=0	>=2.5	>=5	>=7	>=8	>=10	>=15
	cm	cm	cm	cm	cm	cm	cm
<b>2007</b>	89	32	10	7	5	4	2
<b>2008</b>	96	41	26	15	14	11	7
<b>2009</b>	66	16	9	3	2	1	0
<b>2010</b>	62	18	12	9	8	7	5
<b>2011</b>	74	31	14	9	8	7	2
<b>2012</b>	56	18	8	4	2	2	1
<b>2013</b>	93	31	12	8	7	5	2
<b>2014</b>	75	29	13	8	7	4	2
<b>2015</b>	58	20	10	6	5	3	1
<b>2016</b>	65	30	17	14	11	7	1
<b>Average</b>	73	27	13	8	7	5	2



# Service Level

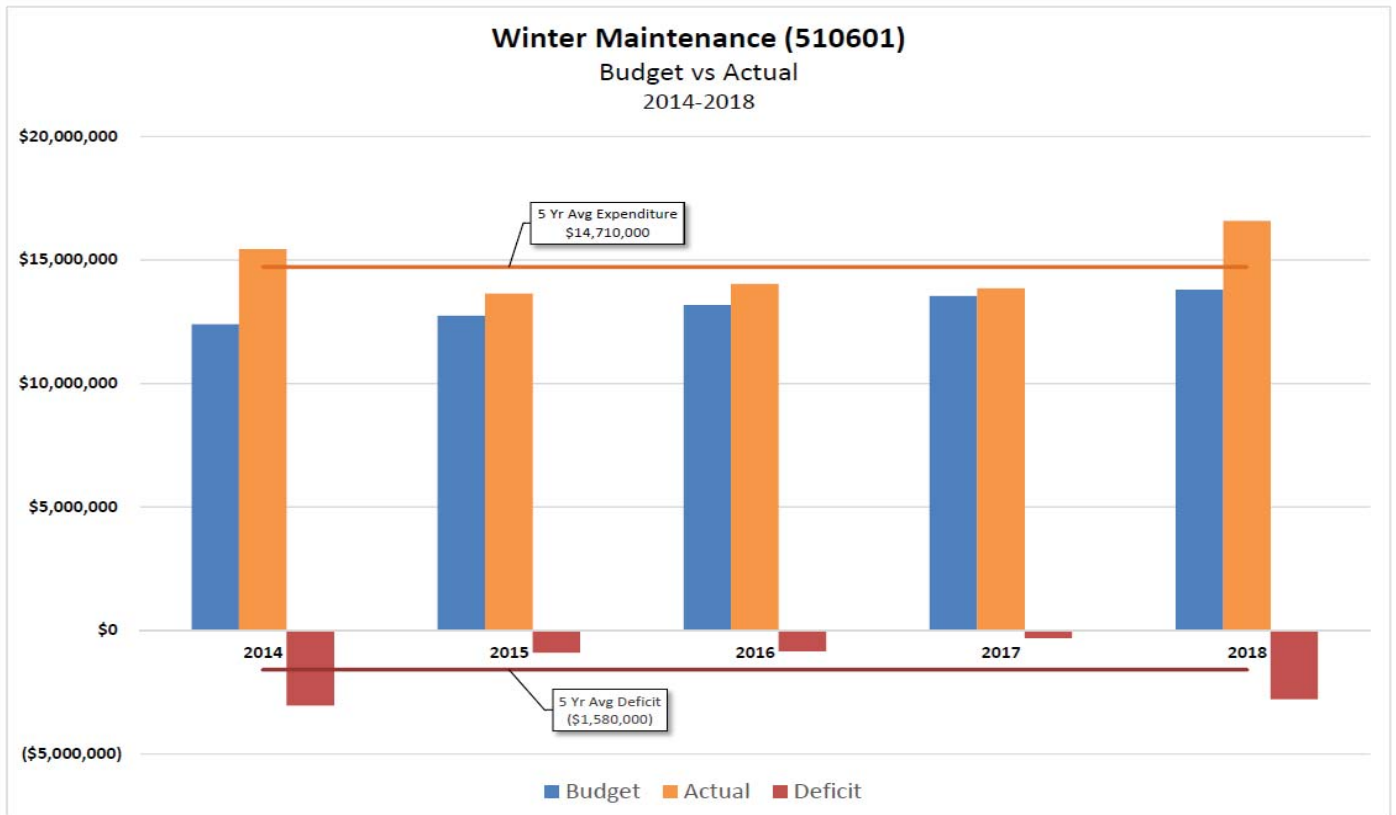
- Council adopted the Ontario Regulation 239/02 Minimum Maintenance Standards for Provincial Highways in 2003
- Updated in May 2018 and reported to Council in August 2018
- Includes. Roadways, Sidewalks and on-road cycling facilities



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# Service Level Cost



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# Road Snow Clearing

## Pre-Snowfall

- Anti-icing - use Brine to treat roads to break bond of snow/ice to road

## Light Snowfall

- Deploy salt trucks with plows to main roads/ bus routes - 24/7 shift

## Heavy Snowfall

- Deploy road plows as required to clear snow accumulation in this order – Main streets, Bus routes then local streets once 10cm of accumulation occurs.



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# Sidewalk Snow Clearing

- Sidewalk service level allows for 8cm of accumulation before plowing starts. Apply sand as required
- Crews have 48 hours after the snowfall ends to clear the sidewalk
- Bare pavement or sidewalk is not a requirement under the regulation.
- Snow packed surfaces are typical in London and in Ontario



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# Bus Stop Service Level

- After the sidewalks are cleared, crews begin clearing bus stops. This is a Council approved standard and funded by London Transit Commission
- Bare surface is not a requirement. Apply sand as required
- Snow packed surfaces are typical in London and in Ontario



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# Council Resolution

- That Civic Administration BE DIRECTED to investigate and report back, before the next multi-year budget process, on the operational and budget impacts of the following items to snow clearing:
  - lowering the snow clearing of residential streets from 10 cm to 8 cm and 7 cm options;
  - the capital cost for new equipment and options for faster response times during heavy or consecutive snowfall events;
  - lowering the threshold of sidewalk snow clearing from 8 cm to 5 cm;
  - ensuring that school walking routes are cleared of snow as a priority; and,
  - Reviewing of current plowing routes, and available technologies to implement smarter, more flexible and more responsive snow clearing.

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# Winter Maintenance Program Support Options

Option	Description	Estimated Additional Annual Operating Budget
1	<p><b>Residential Road Plowing:</b></p> <p>The current practice prescribed by the Provincial Standards is to deploy plows on residential streets once snow accumulation reaches 10 cm.</p> <p>Lowering the threshold for road plow deployments from <u>10 cm to 8 cm</u> of snow on residential streets would increase the deployments, on average, <u>(2) two additional times</u> based on historical records.</p>	\$500,000
2	<p><b>Residential Road Plowing:</b></p> <p>The current practice prescribed by the Provincial Standards is to deploy plows on residential streets once snow accumulation reaches 10 cm.</p> <p>Lowering the threshold for road plow deployments from <u>10 cm to 7 cm</u> of snow on residential streets would increase the deployments, on average, <u>(3) three additional times</u> based on historical records.</p> <p>The LTC will see increased costs due to additional bus stop clearing to match the more frequent road threshold and address windrows. This cost is estimated at \$23,000.</p>	\$760,000 + LTC \$23,000

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# Winter Maintenance Program Support Options

Option	Description	Estimated Additional Annual Operating Budget
3	<p><b>Sidewalk Plowing:</b></p> <p>The MMS threshold is 8 cm of snow accumulation before equipment is deployed and it allows for 48 hours after the snowfall ends to clear the sidewalk.</p> <p>Lowering the threshold for sidewalk snow clearing from <u>8 cm to 5 cm</u> would require, on average, <u>six (6) six additional</u> deployments. This option does not include prioritization of school areas in Option 4.</p> <p>The LTC will see increased costs due to additional bus stop clearing to match the more frequent sidewalk threshold and address windrows. This cost is estimated at \$140,000.</p>	\$600,000 + \$140,000
4	<p><b>Prioritize school area sidewalks (more timely 8 cm response):</b></p> <p>This option will provide earlier sidewalk clearing to all school <u>main entrances</u> including those on local streets. School route plowing would be done at the same time as main roads and transit routes.</p> <p>The cost assumes additional sidewalk plowing equipment for <u>one access route</u> to the schools main entrance without significantly affecting main route sidewalk plowing completion time. There would be no change to sidewalk clearing leading to rear or side entrances.</p>	\$280,000
5	<p><b>Prioritize school area sidewalks (more timely 5 cm response):</b> Same comments as Option 4, but with <u>six (6) additional deployments</u></p>	\$520,000

Recommendation: Options BE CONSIDERED as part of 2020-2023 Budget

# Planning and Environment Committee

## Report

The 13th Meeting of the Planning and Environment Committee  
July 22, 2019

PRESENT: Councillors A. Hopkins (Chair), M. Cassidy, S. Turner, Mayor E. Holder  
ABSENT: J. Helmer, P. Squire  
ALSO PRESENT: Councillors S. Lewis, J. Morgan, E. Pelozza, M. van Holst and P. Van Meerbergen; I. Abushehada, M. Almusawi, G. Bailey, G. Barrett, G. Blazak, M. Campbell, B. Debbert, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, M. Henderson, P. Kokkoros, G. Kotsifas, J. Lee, C. Lowery, H. Lysynski, H. McNeely, L. Mottram, B. O'Hagan, M. Pease, L. Pompilii, D. Popadic, C. Saunders, C. Smith, J. Smolarek, L. Snyder, S. Spring, M. Sundercock, M. Tomazincic, S. Wise and P. Yeoman

The meeting was called to order at 3:05 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

### 2. Consent

Moved by: S. Turner  
Seconded by: E. Holder

That Items 2.1 to 2.13, 2.15, 2.17 to 2.19, inclusive, BE APPROVED.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

#### 2.1 6th Report of the Trees and Forests Advisory Committee

Moved by: S. Turner  
Seconded by: E. Holder

That the 6th Report of the Trees and Forests Advisory Committee, from its meeting held on June 25, 2019 BE RECEIVED for information.

**Motion Passed**

#### 2.2 6th Report of the Advisory Committee on the Environment

Moved by: S. Turner  
Seconded by: E. Holder

That the 6th Report of the Advisory Committee on the Environment, from its meeting held on July 3, 2019 BE RECEIVED for information.

**Motion Passed**

2.3 7th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Turner  
Seconded by: E. Holder

That, the following actions be taken with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on June 20, 2019:

- a) the following actions be taken with respect to the election of Chair and Vice-Chair for the term ending November 30, 2019:
  - i) notwithstanding section 4.12 of the General Policy for Advisory Committees, S. Levin BE ELECTED as Chair; and,
  - ii) S. Hall BE ELECTED as Vice-Chair;
- b) the Working Group comments appended to the 7th Report of the Environmental and Ecological Planning Advisory Committee, relating to the One River Master Plan Municipal Class Environmental Assessment BE FORWARDED to the Civic Administration for consideration;
- c) R. Trudeau and K. Moser BE APPOINTED as the representative and alternate, respectively, to the Trails Advisory Group for Environmentally Significant areas; and,
- d) clauses 1.1, 1.2, 3.1 to 3.4, inclusive, 4.2 and 5.2 BE RECEIVED for information.

**Motion Passed**

2.4 Application - Removal of Holding Provision - 9345 Elviage Drive (H-9056)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Sarah Stevens, relating to a portion of the lands located at 9345 Elviage Drive, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of a portion of the subject lands FROM a Holding Agricultural (h-2•AG2) Zone TO an Agricultural (AG2) Zone to remove the h-2 holding provision for this site. (2019-D09)

**Motion Passed**

2.5 Application - 2700 Asima Drive (P-9063)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Rockwood Homes, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to exempt Block 57, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the *Planning Act, R.S.O. 1990, c. P. 13*, for a period not exceeding three (3) years. (2019-D09)

**Motion Passed**

2.6 Application - 3270 Raleigh Boulevard (H-9086)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Speyside East Corporation, relating to the property located at 3270 Raleigh Crescent, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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/Community Facility/Convenience Commercial Special Provision (h\*h-53\*h-56\*h-91\*R5-2/R6-4/CF3/CC(13)) Zone TO a Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (R5-2/R6-4/CF3/CC(13)) Zone. (2019-D09)

**Motion Passed**

2.7 Application - 1509 Fanshawe Park Road West - Removal of Holding Provision h-17 (H-9083)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2568401 Ontario Inc., relating to the property located at 1509 Fanshawe Park Road West, the proposed, revised, attached, by-law BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Restricted Service Commercial (h-17\*RSC2/RSC5) Zone TO a Restricted Service Commercial (RSC2/RSC5) Zone to remove the h-17 holding provision. (2019-D09)

**Motion Passed**

2.8 Decision - Ontario Municipal Board Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - 58 Sunningdale Road West

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the staff report dated July 22, 2019 entitled "Final Decision (OMB) Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment - Barvest Reality Inc. - 58 Sunningdale Road" BE RECEIVED for information. (2019-D09/D12)

**Motion Passed**

2.9 Downtown Façade Uplighting Grant Program

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to implementing program guidelines for a Downtown Façade Uplighting Grant Program, the proposed by-law amendment appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend By-law C.P.-1467-175, as amended, being "A by-law to establish financial incentives for the Downtown Community Improvement Project Areas", to adopt the Downtown Façade Uplighting Grant Program



as Schedule 2; it being noted that funding for the program is being accommodated within the existing Downtown Small Scale Projects fund. (2019-F11A)

**Motion Passed**

2.10 Register of Cultural Heritage Resources

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the staff report dated July 22, 2019 entitled "Register of Cultural Heritage Resources" BE RECEIVED for information. (2019-R01)

**Motion Passed**

2.11 Application - 1229 and 1265 Wharncliffe Road South (H-8974)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2670040 Ontario Inc., relating to the properties located at 1229 and 1265 Wharncliffe Road South, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Restricted Service Commercial Special Provision(h\*h-11\*h-63\*h-95\*h-100\*h-104\*h-138\*RSC1/RSC2/RSC3(16) /RSC4(14)/RSC5(16)) Zone TO a Holding Restricted Service Commercial Special Provision (h-138\*RSC1/RSC2/RSC3(16)/RSC4(14)/RSC5(16)) Zone to remove the h, h-11, h-63, h-95, h-100, and h-104 holding provisions. (2019-D09)

**Motion Passed**

2.12 Application - 349 and 379 Sunningdale Road West - Removal of Holding Provisions (h and h-100) (H-9064)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Sunningdale Golf and Country Club Ltd., relating to the property located at 379 Sunningdale Road West, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R9 Special Provision (h\*h-53\*h-100\*R9-7(27)) Zone, a Holding Residential R5/R6 Special Provision (h\*h-53\*h-100\*R5-3(19)/R6-5(53)) Zone and a Holding Residential R5/R6 Special Provision/ Office (h\*h-53\*h-100\*R5-3(19)/R6-5(53)/OF1) Zone TO a Holding Residential R9 Special Provision (h-53\*R9-7(27)) Zone, a Holding Residential R5/R6 Special Provision (h-53\*R5-3(19)/R6-5(53)) Zone, a Holding Residential R5/R6 Special Provision/ Office (h-53\*R5-3(19)/R6-5(53)/OF1) Zone, a Residential R9 Special Provision (R9-7(27)) Zone, and a Residential R5/R6 Special Provision (R5-3(19)/R6-5(53)) Zone to remove the h., h-53 and h-100 holding provisions. (2019-D09)

**Motion Passed**

- 2.13 Application - 7 Annadale Drive - Removal of Holding Provision (h-5) (H-9037)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Forest Park (Sherwood Glen), relating to the property located at 7 Annadale Drive, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R6 Special Provision (h-5/R6-3(8)) Zone TO a Residential R6 Special Provision (R6-3(8)) Zone to remove the h-5 holding provision from these lands. (2019-D09)

**Motion Passed**

- 2.15 Application - 2835 Sheffield Place - Removal of Holding Provisions (h, h-100, h-159) (H-8814)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 2835 Sheffield Place, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R6 Special Provision (h•h-100•h-159•R6-2(11) Zone TO a Residential R6 Special Provision (R6-2(11)) Zone to remove the h, h-100 and h-159 holding provisions. (2019-D09)

**Motion Passed**

- 2.17 Appeal of Committee of Adjustment Decision on Minor Variance  
Application A.040/19 - 585 Colborne Street

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Local Planning Appeal Tribunal, dated May 27, 2019, and submitted by Elliott Pityn, relating to the minor variance application concerning 585 Colborne Street, the Local Planning Appeal Tribunal BE ADVISED that:

- a) the Municipal Council supports the decision of the Committee of Adjustment to refuse the minor variance; and,
- b) the City Solicitor and Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Local Planning Appeal Tribunal Hearing to support the decision of the Committee of Adjustment. (2019-D13)

**Motion Passed**

2.18 Building Division Monthly Report for May 2019

Moved by: S. Turner  
Seconded by: E. Holder

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

**Motion Passed**

2.19 Application - 2650 Buroak Drive - Removal of Holding Provisions (h, h-54, h-71, h-95 and h-100) (H-8950)

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by Foxhollow North Kent Developments Inc., relating to the property located at 2650 Buroak Drive, the proposed by-law appended to the staff report dated July 22, 2019 BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the Zoning of the subject lands FROM a Holding Residential R6 (h.\*h-54\*h-71\*h-95\*h-100\*R6-5) Zone TO a Residential R6 (R6-5) Zone to remove the h., h-54, h-71, h-95 and h-100 holding provisions. (2019-D09)

**Motion Passed**

2.14 Decision - Local Planning Appeal Tribunal - 3234, 3263 and 3274 Wonderland Road South (OZ-8590)

Moved by: M. Cassidy  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the Local Planning Appeal Tribunal decision relating to the properties located at 3234, 3263, and 3274 Wonderland Road South:

- a) the staff report dated July 22, 2019 entitled "Local Planning Appeal Tribunal Decision for Southside Group – 3234, 3263 and 3274 Wonderland Road South" BE RECEIVED for information; and,
- b) the proposed by-law appended to the staff report dated July 22, 2019, which reflects the decision of the Local Planning Appeal Tribunal to approve commercial floor area on the subject lands and also implements the Urban Design policies of the Southwest Area Secondary Plan on the subject lands, BE ENDORSED, and BE FORWARDED to the Local Planning Appeal Tribunal for Approval. (2019-D09)

Yeas: (3): A. Hopkins, M. Cassidy, and E. Holder

Nays: (1): S. Turner

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (3 to 1)**

2.16 Information Report - Proposed Regulations for Bill 108-More Homes, More Choices Act, 2019

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

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

- a) the staff report dated July 22, 2019, entitled "Information Report – Proposed Regulations for Bill 108 – More Homes, More Choice Act, 2019" BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to submit the responses outlined in the above-noted report to the Ontario Ministry of Municipal Affairs and Housing postings before August 5, 2019. (2019-D04)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

**3. Scheduled Items**

3.1 Delegation - M. Clawson, Clawson Group Inc. - 660 Sunningdale Road East

Moved by: M. Cassidy  
Seconded by: E. Holder

That, the following actions be taken with respect to the property located at 660 Sunningdale Road East:

- a) on the recommendation of the City Clerk, the report dated July 22, 2019 and entitled "Request for Council Resolution, under section 45(1.4) of the *Planning Act, 1990* – 660 Sunningdale Road East" BE RECEIVED for information; and,
- b) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by M. Clawson, Clawson Group Inc., on behalf of Extra Realty Limited, for the property located at 660 Sunningdale Road East;

it being noted that the Planning and Environment Committee heard a verbal delegation from P. Hinde, on behalf of the Clawson Group Inc., with respect to this matter. (2019-D09)

Yeas: (3): A. Hopkins, M. Cassidy, and E. Holder

Nays: (1): S. Turner

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (3 to 1)**

3.2 Delegation - D. Dudek, Chair, London Advisory Committee on Heritage - 7th Report of the London Advisory Committee on Heritage

Moved by: M. Cassidy

Seconded by: S. Turner

That, the following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage, from its meeting held on July 10, 2019:

a) 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* seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing gable cladding be painted;
- the existing glass lite of the existing front door be replaced with a plain glass lite as proposed in Appendix C, as appended to the staff report dated July 10, 2019, and the door be painted; and,
- the existing porch be constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, as per the drawings in Appendix C, as appended to the staff report dated July 10, 2019, and all exposed wood be painted;

it being noted that the presentations appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, K. Strybosch and W. Pol, with respect to this matter, were received;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 2442 Oxford Street West (Kilworth United Church), the following actions be taken:

- 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 Appendix D of this report; and,
- ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 2442 Oxford Street West to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report 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 Municipal Council's notice of intention 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 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner and the photographs submitted by B. Moyer, with respect to this matter, were received;

c) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, the following actions be taken:

- i) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;

ii) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,  
iii) the property at 567 King Street BE REMOVED from the Register; it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, as well as a verbal delegation from J. O'Neil, with respect to this matter, were received;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to construct an addition and alterations to the existing building located at 10 Napier Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings included in Appendix C, as appended to the staff report dated July 10, 2019 with the following terms and conditions:

- all exposed wood and the doors be painted;
- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

e) the following actions be taken with respect to the Archaeology Sub-Committee Report, as appended to the agenda:

i) the above-noted Archaeology Sub-Committee Report appended to the 7th Report of the London Advisory Committee on Heritage BE FORWARDED to the Civic Administration as part of the review of the wording of the H-18 Holding Provision; and,  
ii) the Civic Administration BE REQUESTED to circulate the revised H-18 Holding Provision to the London Advisory Committee on Heritage at a future meeting for review;

f) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Places 2.0 document, as appended to the agenda;

it being noted that the LACH recommends that the above-noted document be reviewed every five years;

it being further noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from L. Dent, Heritage Planner, with respect to this matter, was received;

g) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the porch of the building located at 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings in Appendix C, as appended to the staff report dated July 10, 2019, with the following terms and conditions:

- no decorative brackets be installed;
- the existing dentil details be restored;
- turned, painted wood spindles be spaced no greater than 3" apart on centre;
- all exposed wood be painted; and,

- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

h) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval to alter the porch of the building located at 783 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED; it being noted that the presentation appended to the 7th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received; and,

i) clauses 1.1 to 1.3, 2.5, 3.1 to 3.6, 4.1, 5.4 and 5.5 BE RECEIVED for information;

it being pointed out that the Planning and Environment Committee heard a verbal presentation from D. Dudek, Chair, London Advisory Committee on Heritage, with respect to these matters.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

#### **Motion Passed (4 to 0)**

### 3.3 Public Participation Meeting - Application - 1631 - 1649 Richmond Street (OZ-9019)

Moved by: M. Cassidy

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1635 Richmond (London) Corporation, relating to the property located at 1631-1649 Richmond Street:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Official Plan BY AMENDING policies 3.5.25 and 3.5.26 of the Specific Policies for Residential Areas;

b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), BY AMENDING the Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and Residential R9 Special Provision (R9-7(23)) Zone; and,

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019, to amend The London Plan BY AMENDING specific policies 823\_ and 825\_ of the Transit Village Place Type;

it being noted that the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London Plan;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment conforms to the in-force policies of The London Plan;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan; and,
- the recommended amendment conforms to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: E. Holder

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

3.4 Public Participation Meeting - Demolition Request for Heritage Listed Property at 567 King Street

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Managing Director, City 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 567 King Street:

- a) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,



c) the property located at 567 King Street BE REMOVED from the Register;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2019-R01/P10D)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**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, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: M. Cassidy

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

3.5 Public Participation Meeting - Application - Part of 124 St. James Street (OZ-9012)

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 of Grosvenor Development Corporation, relating to the property located at 124 St. James Street:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the 1989 Official Plan by changing the policies of Section 3.5.3 ii) – St. George/Grosvenor Neighbourhood – Multi-family, Medium Density Residential, to permit the use of a portion of 124 St. James Street contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for high density residential uses only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street;

b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend The London Plan by changing policy 1022\_ – St. George/Grosvenor Neighbourhood – Medium Density

Residential, to permit the use of a portion of 124 St. James Street that is contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for a high-rise, high density apartment building, only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street; and,

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R8 (R8-4) Zone TO a Residential R9 (R9-7-H45) Zone;

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

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

- the recommended Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement, 2014;
- the recommended 1989 Official Plan amendment will provide policies to facilitate the addition of the subject lands to a property that is already zoned for high density residential development, providing for the direct alignment of the private driveway servicing the development with the terminus of Talbot Street where it meets St. James Street, supporting Official Plan policies and City standards for the alignment of access locations on development sites. The marginal increase in the number of units to be accommodated as part of the proposed development at 112 St. James Street will not cause a cumulative impact on the ability to develop the site or on the surrounding neighbourhood. The amendment conforms to the general intent of the Official Plan;
- the recommended amendment to The London Plan will provide policies to facilitate the addition of the subject lands to a property that is already zoned for high density residential development, providing for the direct alignment of the private driveway servicing the development with the terminus of Talbot Street where it meets St. James Street, supporting City standards for the alignment of access locations on development sites. The marginal increase in the number of units to be accommodated as part of the proposed development at 112 St. James Street will not cause a cumulative impact on the ability to develop the site or on the surrounding neighbourhood. The amendment conforms to the general intent of the in-force policies of The London Plan; and,
- the recommended amendment to Zoning By-law Z.-1 will conform to the 1989 Official Plan and The London Plan as recommended to be amended and provide for seamless development of the site with an appropriate access location and safe traffic control. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: E. Holder

Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

3.6 Public Participation Meeting - Application - Residential Plan of Subdivision and Zoning By-law Amendment - 600 Sunningdale Road West 39T-18501 (Z-8888)

Moved by: M. Cassidy

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sunningdale Golf and Country Club, relating to the property located at 600 Sunningdale Road West (legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10 IRREG), located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2\*UR3) Zone and an Open Space (OS4) Zone TO:

i) a Holding Residential R1 (h\*h-18\*R1-9) Zone, to permit single detached dwellings with a minimum lot frontage of 18.0 metres, a minimum lot area of 690m<sup>2</sup>;

ii) a Holding Residential R4 Special Provision (h\*h-18\*R4-4 ( \_ )) Zone, to permit street townhouses to a maximum density of 35 units per hectare and maximum height of 10.5 metres; and,

iii) an Open Space (OS5) Zone to permit conservation lands and passive recreational uses;

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision by Sunningdale Golf and Country Ltd., relating to the property located at 600 Sunningdale Road West; and,

c) the Approval Authority BE ADVISED that the Municipal Council supports issuing Draft Approval of the proposed plan of residential subdivision, submitted by Sunningdale Golf and Country Ltd. (File No. 39T-18501), prepared by Callon Dietz Inc., Terry Dietz OLS., as revised, which shows 108 single detached lots, two (2) residential multi-family blocks, two (2) walkway blocks, two (2) road widening blocks, five (5) open space blocks and several 0.3m reserve blocks all served by three (3) new local street, SUBJECT TO the conditions contained in Appendix “39T-18501” appended to the staff report dated July 22, 2019;

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 revised draft plan is consistent with the *Planning Act, R.S.O 1990, c. P.13*, including but not limited to Section 51 (24);
- the recommended revised 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 amendments also supports efficient and resilient development patterns, accommodating an appropriate range and mix of housing and protects the Natural Heritage feature;
- the proposed revised draft plan and Zoning By-law amendment conforms to the in-force policies of The London Plan, including but not limited Section 1688;
- the proposed revised draft plan conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential” and “Open Space designation policies;
- the recommended Zoning By-law amendments encourage the development of plan of subdivision that includes an appropriate mix of residential uses that support pedestrian oriented development; 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, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**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, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: M. Cassidy  
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

3.7 Public Participation Meeting - Application - 3080 Bostwick Road (O-9025)

Moved by: E. Holder  
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 731675 Ontario Ltd., relating to the property located at 3080 Bostwick Road:

- a) The Urban Design Guidelines for 3080 Bostwick Road appended to the staff report dated July 22, 2019 as Appendix "A" BE ADOPTED at the Municipal Council meeting to be held on July 30, 2019 by resolution of City Council;
- b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 1716 of The London Plan by ADDING the Urban Design Guidelines for 3080 Bostwick Road to the list of Council approved guideline documents;
- c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 1565\_5 of The London Plan, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a policy to section 20.5.9.2.iv) – "Bostwick Residential Neighbourhood – High Density Residential";
- d) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 1565\_5, List of Secondary Plans - Southwest Area Secondary Plan by ADDING a portion of the subject site to the list of Locations of Convenience Commercial and Service Station uses in section 20.5.17.3.3.6.5.vi); to permit Convenience Commercial Uses;
- e) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 19.2.2 of the 1989 Official Plan by ADDING the Urban Design Guidelines for 3080 Bostwick Road to the list of Council approved guideline documents;
- f) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 20.5 of the 1989 Official Plan, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a policy to section 20.5.9.2.iv) – "Bostwick Residential Neighbourhood – High Density Residential"; and,

g) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "G" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend section 20.5, List of Secondary Plans - Southwest Area Secondary Plan, by ADDING a portion of the subject site to the list of Locations of Convenience Commercial and Service Station uses in section 20.5.17.3.3.6.5.vi); to permit Convenience Commercial Uses;

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 amendment is consistent with the policies of the Provincial Policy Statement, 2014 as the Urban Design Guidelines promote well-designed built form and a sense of place;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to Chapter 19 which governs the use and adoption of Guideline Documents;
- the proposed amendment conforms to the policies of the Southwest Area Secondary Plan and will guide the design for 3080 Bostwick Road in the Bostwick Residential Neighbourhood;
- the proposed amendment conforms to the in-force policies of The London Plan including but not limited to Our Tools and the Key Directions to build strong, healthy and attractive neighbourhoods for all; and,
- the proposed amendment provides more specific direction for the preparation and review of planning and development proposals in this area. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: E. Holder

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

3.8 Public Participation Meeting - Application - 1076 Gainsborough Road (Z-9035)

Moved by: M. Cassidy  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, based on the application by 2648822 Ontario Inc., relating to the property located at 1076 Gainsborough Road, the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 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 Business District Commercial (h-17\*BDC) Zone TO a Business District Commercial Special Provision (BDC\*H15.5\*D90(\_)) Zone;

it being noted that the following site plan matters have been raised during the public participation process:

- i) outdoor garbage storage (central location and not along the western property line); and,
- ii) landscaping along westerly property line to help provide additional privacy to abutting rear yards;

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 the in-force policies of The London Plan including, but not limited to, the Main Street Place Type policies;
- the recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development; and,
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, location on and near arterial roads and close proximity amenities and transit services. (2019-D09)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**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, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: S. Turner  
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

### 3.9 Public Participation Meeting - 447 Old Wonderland Road - SPA19-021

Moved by: S. Turner  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Beco Developments, relating to the property located at 447 Old Wonderland Road:

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 4 storey, 41 unit apartment building:

- i) garbage storage being maintained on site;
- ii) lighting concerns;
- iii) privacy concerns for the neighbouring condominium complex;
- iv) noise, including air conditioning units;
- v) designated smoking areas;
- vi) snow storage; and,
- vii) parking;

b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application to permit the construction of a 4 storey, 41 unit apartment building at 447 Old Wonderland 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)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**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, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**



Moved by: S. Turner  
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

3.10 Public Participation Meeting - Not to be heard before 5:30 PM - Lambeth Area Community Improvement Plan (O-9044)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Lambeth Area Community Improvement Plan:

a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to designate the Lambeth Area Community Improvement Project Area;

b) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to adopt the Lambeth Area Community Improvement Plan;

c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to establish financial incentive programs for the Lambeth Area Community Improvement Project Area;

d) the proposed by-law amendment appended to the staff report dated July 22, 2019 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the 1989 Official Plan by adding Section 14.2.2 ii) Lambeth Village Core and Wharncliffe Road Corridor to the list of commercial areas eligible for community improvement under Section 14.2.2 ii), and adding the Lambeth Village Core and Wharncliffe Road Corridor to Figure 14-1 to recognize the commercial areas eligible for community improvement; and,

e) the proposed by-law amendment appended to the staff report dated July 22, 2019 as Appendix "E" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 8 – Community Improvement Project Areas is in full force and effect by ADDING the Lambeth Area Community Improvement Project Area;

it being noted that the Civic Administration will consider the action items and initiatives included in the Lambeth Area Community Improvement Plan in any planning design, and budgeting of future municipal capital investments within the Lambeth Area CIP Project Area; and, that the funding for the financial incentive programs is accommodated within the existing budget;

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 reason:

- through the project process, it was illustrated that the Lambeth Area meets the test for community improvement as defined under the Planning Act. Like many communities, the Lambeth Area is undergoing change which is impacting its existing form and function (e.g. residential development, infrastructure projects). The Lambeth Area CIP can be used as a tool to help move the community forward through this transition. Specifically, issues and needs in the areas of: businesses and the local economy; community and connections; mobility and safety; public realm and recreation opportunities; cultural heritage; and, natural heritage were identified by stakeholders as priorities for action. The Goals, Objectives and Action Items of the Lambeth Area CIP were developed to address these issues, and are within the scope of CIPs as defined by the Planning Act. The adoption of the Lambeth Area Community Improvement Plan and the approval of the requested Official Plan Amendment is also consistent with the Provincial Policy Statement (PPS) and supported by the policies in the Southwest Area Plan (SWAP), the 1989 Official Plan and The London Plan. (2019-D19)

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**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, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

### 3.11 Public Participation Meeting - 3334 and 3354 Wonderland Road South (OZ-9043)

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Gateway Casinos and Entertainment Ltd., relating to the properties located at 3334 and 3354 Wonderland Road South 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 a communication dated July 16, 2019, from D. Speller, 3225 Singleton Avenue;

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)

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

The application by Gateway Casinos and Entertainment Ltd., relating to the property located at 3334 and 3354 Wonderland Road South BE DEFERRED to the August 12, 2019 Planning and Environment Committee, to allow for comment to be provided by First Nations communities.

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

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

Absent: (2): J. Helmer, and P. Squire

**Motion Failed (2 to 2)**

Moved by: M. Cassidy  
Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Gateway Casinos and Entertainment Ltd., relating to the property located at 3334 and 3354 Wonderland Road South:

- a) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Official Plan to change the designation of the subject lands FROM Multi-Family, Medium Density Residential TO Wonderland Road Community Enterprise Corridor;
- b) the proposed attached, revised, by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Official Plan for the City of London, 1989 as it relates to the Southwest Area Secondary Plan to change the designation of the subject lands FROM Medium Density Residential TO Wonderland Road Community Enterprise Corridor;
- c) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend the Southwest Area Secondary Plan policies for the Wonderland Boulevard Neighbourhood by ADDING a Section 20.5.6.6, 3334 and 3354 Wonderland Road South;
- d) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "C" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 1 is in full force and effect to change the Place Type of the subject lands FROM Neighbourhoods TO Shopping Area;

e) the proposed by-law appended to the staff report dated July 22, 2019 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) through d) above), to change the zoning of the subject property FROM a Holding Light Industrial (h-17-LI1/LI7) Zone and Environmental Review (ER) Zone TO a Commercial Recreation Special Provision (CR(\*)) Zone and an Open Space Special Provision (OS4(\*)) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority with regard to the design of the space between the Casino building and the City sidewalk as a unique space that functions as a forecourt to the building and also permits a limited amount of parking; it being further noted that the following design elements achieve the principles discussed in detail Subsection 4.1 of this report:

- i) a flush surface that extends from the main north-south driveway to the City sidewalk along the Wonderland Road frontage;
- ii) include wide pedestrian walkways, with landscaping from the City sidewalk to the building on both the north and south edges of the forecourt;
- iii) provide continuous built form elements, such as a canopies, to delineate the forecourt space and to provide for pedestrian amenity along the walkways on north and south edges of the forecourt;
- iv) differentiate the approach to tree planting and tree locations; pedestrian scale lighting and site furniture; and landscaping scheme; between the forecourt and the general parking field. Include a similar level of trees that would be required through the City's Site Plan Control By-law;
- v) differentiate the approach to the surface treatment between the forecourt and the general parking field, either by using an alternate paving material, colour or use a combination of materials and colours; and,
- vi) include similar elements, used in the forecourt design, in the area between the main north-south driveway up to the front building façade within the drop off area and restaurant patio;

f) the Civic Administration BE DIRECTED to consult with the Oneida Nation of the Thames, the Chippewa First Nation and Munsee-Delaware Nation and to report back at the Municipal Council meeting to be held on July 30, 2019;

it being noted that the Planning and Environment Committee received and reviewed a communication dated July 16, 2019, from D. Speller, 3225 Singleton Avenue, 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;

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

- the recommended Official Plan Amendment and zone change are consistent with the 2014 Provincial Policy Statement ("PPS") and will contribute to a broad range and mix of land uses within the City and the Southwest Area in the interest of long-term economic prosperity. The development of the subject lands for the proposed Casino adjacent to other developed and developing lands in the Southwest Area is an efficient use of land and infrastructure in an area intended for urban development consistent with the PPS. The proposed Casino will function as an entertainment destination that has a City-wide or broader service area that will support sustainable tourism in the City consistent with the

PPS. The recommended zone change will protect the natural heritage features and ecological functions of the Natural Heritage System and will direct development outside of hazardous lands consistent with the PPS;

- the recommended Official Plan Amendment to change the current Place Type and designation on the easterly (rear) portion of the subject lands to include, and expand, the Shopping Area Place Type in The London Plan and the WRCEC designation in the 1989 Official Plan and the SWAP will not fundamentally change the land use patterns in the Wonderland Road South corridor and is a reasonable extension of the Shopping Area Place Type and the WRCEC designation;
- the recommended Official Plan Amendment to the Wonderland Boulevard Neighbourhood policies in the SWAP to add a site specific policy to permit parking between the proposed building and the City sidewalk would permit a specific site design that includes a forecourt that is street-oriented, pedestrian-friendly and transit supportive and conforms to the general intent of the SWAP;
- the proposed Casino would function as an entertainment use and the recommended zone change to permit a Casino on the subject lands, conforms to the in-force policies of The London Plan including the permitted uses that are contemplated in the Shopping Area Place Type and the WRCEC designation in the 1989 Official Plan and the SWAP. The proposed, 2-storey height of the proposed Casino conforms to the maximum building height of 4-storeys (without Bonus Zoning) contemplated in the Shopping Area Place Type in The London Plan and in the WRCEC destination in the SWAP. The gross floor area maximum or “cap” for commercial development in the WRCEC designation does not apply to entertainment uses. The proposed form of the Casino building is consistent with the existing large format retail stores in the immediate area and thereby is a good fit and compatible with its context and conforms to The London Plan. The site design would include elements that are street-oriented, pedestrian-friendly and transit supportive and would conform to the general intent of the SWAP; and,
- the recommended zone change conforms to The London Plan and the 1989 Official Plan and will limit development to areas outside of natural hazards and to areas that are appropriately buffered from the natural heritage features and ecological functions of the Natural Heritage System. (2019-D09)

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

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

Absent: (2): J. Helmer, and P. Squire

**Motion Failed (2 to 2)**

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: S. Turner  
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins, M. Cassidy, S. Turner, and E. Holder

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (4 to 0)**

Moved by: E. Holder  
Seconded by: M. Cassidy

Motion to grant Mr. S. Allen, MHBC, an extension beyond five minutes for his delegation.

Yeas: (3): A. Hopkins, M. Cassidy, and E. Holder

Nays: (1): S. Turner

Absent: (2): J. Helmer, and P. Squire

**Motion Passed (3 to 1)**

### 3.12 Public Participation Meeting - 8076 Longwoods Road - SPA19-022

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 of London Quality Meat, relating to the property located at 8076 Longwoods Road:

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 facilitate the construction of an abattoir:

- i) the increase in climate change;
- ii) the increase in land, air and water pollution from the increase in animals;
- iii) the increase in waste flowing into rivers and streams;
- iv) the increase in greenhouse and methane gases; and,
- v) the loss of trees to provide grazing land for animals;

b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application to facilitate the construction of an abattoir;

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 Farmland Place Type and all other applicable policies of The London Plan;

- the proposed Site Plan is in conformity with the policies of the Agriculture designation of the Official Plan (1989) and will implement an appropriate form of development on 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)

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

**Motion Passed (3 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

**Motion Passed (3 to 0)**

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to close the public participation meeting.

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

**Motion Passed (3 to 0)**

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

##### **4.1 Demolition Request for Heritage Designated Property at 123 Queens Avenue**

Moved by: S. Turner

Seconded by: M. Cassidy

That the demolition request for the heritage designated property at 123 Queens Avenue, located in the Downtown Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- a) prior to any demolition, the property owner BE REQUIRED to obtain final Site Plan Approval for the redevelopment of the property that includes new building(s) and/or structure(s) and submit full building permit drawings;
- b) prior to any demolition, photographic documentation and measured drawings of the existing building, including the alleyway, at 123 Queens Avenue BE COMPLETED by the property owner and submitted to the satisfaction of City Planning;

c) prior to final Site Plan Approval, the recommendations of the Heritage Impact Assessment BE COMPLETED by the property owner and submitted to the City.

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

**Motion Passed (3 to 0)**

4.2 Request for Delegation Status - P. Derakhshan, Thames Valley Joint Venture - Lot 66 - 1738-1754 Hamilton Road

Moved by: M. Cassidy

Seconded by: S. Turner

That P. Derakhshan, Planner, Thames Village Joint Venture, BE GRANTED delegation status at the August 12, 2019 Planning and Environment Committee meeting relating to the application by Thames Village Joint Venture, with respect to the property located at Lot 66, 1738 Hamilton Road, in the Old Victoria subdivision. (2019-D09)

Yeas: (3): A. Hopkins, M. Cassidy, and S. Turner

Absent: (3): J. Helmer, P. Squire, and E. Holder

**Motion Passed (3 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 10:49 PM.

**Motion Passed**



## Appendix A

Bill No. (Number to be inserted by Clerk's Office)  
2018

By-law No. Z.-1- \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1509 Fanshawe Park Road West.

WHEREAS 2568401 Ontario Inc. have applied to remove the holding provision from the zoning for the lands located at 1509 Fanshawe Park Road West, 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 land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1509 Fanshawe Park Road West, as shown on the attached map, to remove the h-17 holding provision so that the zoning of the lands as a Restricted Service Commercial (RSC2/RSC5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 30, 2019  
Second Reading – July 30, 2019  
Third Reading - July 30, 2019

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – 1631-1649 Richmond Street (OZ-9019)

- *(Councillor A. Hopkins enquiring about, with this amendment, what the changes in units are to the previous application.);* Ms. C. Lowery, Planner II, indicating that the previous development proposal proposed to 220 units; this proposal requests, she believes, 291 units.
- Harry Froussios, Zelinka Priamo Limited, on behalf of 1635 Richmond (London) Corporation – discussing the amendments before the Planning and Environment Committee; advising that in attendance this afternoon is also Mr. Brian McMullen who represents the applicant; wanting to thank staff for their efforts in bringing forward this recommendation and for working with us throughout this process; thanking the members of the Old Masonville Ratepayers Association who have been involved since the onset of this process and have provided very valuable comments and overall support for the amendments that are before the Planning and Environment Committee this afternoon; stating that, in their opinion, the proposed amendments will allow for a more efficient and appropriate development that provides increased separation and sufficient and generous amounts of open space between the proposed development and their neighbors to the west; advising that their client has already received permits for the construction and commenced construction for the six story apartment buildings on the site; noting that as for the current approved zoning for the property; approval of these amendments will require minor site plan amendment to show the increased height of the buildings and to add more parking supply to the property; hoping that there will be a quick process so that construction can continue on; expressing support of the staff recommendation.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – Application – 124 St. James Street (OZ-9012)

- *(Councillor A. Hopkins enquiring about an application for consent on 124 St. James Street so that is the lands that are going to be adjacent to the lands that they are talking about now so if Ms. B. Debbert, Senior Planner, could add to that consent and what that application is about.); Ms. B. Debbert, Senior Planner, indicating that she will use the drawing that is on the screen, 124 St. James Street is this piece; advising that the consent application is to create a new property line and add a piece to 112 St. James Street.*
- *(Councillor S. Turner indicating that in 3.2, the requested amendment, it says with respect to The London Plan that they did not request an amendment to The London Plan as it subject to a site specific appeal; thinking that, as he looks at the application itself, the recommendation has an amendment to The London Plan would be required; wanting to be clear that there is actually a London Plan Amendment, a 1989 Official Plan Amendment and a zoning change as well.); Ms. B. Debbert, Senior Planner, responding that there is an amendment to both Official Plans, there are three schedules being recommended for adoption, the first one is an amendment to the 1989 Official Plan, the second one is an amendment to The London Plan, the wording is virtually identical except for technical differences because it is just two different documents and then the third amendment is for the Zoning By-law Amendment.)*
- Harry Froussios, Zelinka Priamo Limited, on behalf of Grosvenor Development Corporation - discussing the proposed amendments before the Planning and Environment Committee this afternoon; thanking staff again for their efforts in bringing this recommendation forward for the Committee's consideration today and he would also like to thank site plan staff for their assistance in bringing the matter forward as we are at a stage now where the site plans have been basically approved pending the signing of the development agreement and they are hoping to move forward with this application today that will allow the development to proceed further; thanking the St. George-Grosvenor Neighborhood Association for their input throughout this process there has been a lot of dialogue, they have received a lot of feedback from them and they are happy to report that this final outcome includes some of the matters that were that were brought forward by the Association; pointing out that as stated by staff the approval of this application will facilitate the consolidation of the subject lands together with the property known at 112 St. James Street; noting that the Committee has seen the site plan for 112 St. James Street back in May; stating that the process is near completion now; however, the outcome of this process does not really affect the site plan other than adjusting the ultimate property boundary and then updating the stats to accommodate the additional units; pointing out that even though the access is shown on the portion of the subject lands that are discussed today there is not there is an easement in place already that allows access to exist over the subject lands in favor 112 St. James Street; reiterating that it is not something that is necessary to change in the site plan and what has been done so far; expressing support the staff recommendation and the amendments proposed.
- Ken Owen, 139 St. James Street – noting that he is also the President of the St. George-Grosvenor Neighbourhood Association; noting that he cannot speak on their behalf; advising that he would like to say thank you to everybody who was involved in this project both people from city staff and the developer, because every one of the concerns that we have raised around this project, in all its aspects, has been addressed and very satisfactory to address our concerns and needs around this development.
- Jason McArthur, 1 Grosvenor Gate – indicating that he attended the last meeting; wanting to check out what is going on; advising that he was voted in as the new President of Grosvenor Gate; expressing a few concerns that people have, mainly concerning a lot of the trees that are going to be cut down; indicating that he does not

know if these new amendments are going to include more trees but, as far as he knows, it is like 115 trees currently that are going to be cut down; expressing concern that many of the tenants do not really know the scope at Grosvenor Gate, do not really know the full extent of what is going on, a lot of people assume that a building is going up in that pasture area and that a lot of these trees are going to be affected; indicating that he has heard a few times that people do not feel as though they have been properly informed, there is a lot of misinformation; providing an example that he does not even know when this construction is set to take place, whether it is in the spring or it is going to be some time this year but he just wanted to voice his concerns about the trees in the back; being honest, he does live right there and he will be witness to what is going to happen; noting that there are deer back there, he has seen fox's, all kinds of animals and he is concerned about what kind of environmental impact; feeling as though he just wanted to make a statement that some people in neighbourhood are not fully aware; advising that he has seen postings but they usually disappear very quickly from the building, within two or three days, indicating that he did not personally receive any kind of mail out himself; noting that he is not saying that that it did not occur but there is concern, there is confusion amongst the tenants at Grosvenor Gate; reiterating that he is the new President so he is kind of stepping into this and he just wanted to voice that there are a lot of elderly residents here that will be shocked and surprised to see what is happening behind them; stating that he is not really sure what he is asking, basically maybe more information for people so they are braced for what is going to happen to what a lot of them have been very familiar with; noting that some of the residents have been there for over thirty years and they love it so much there; from his point of view a lot of people are coming up to him not really knowing what is going on and he is not sure if it is a generational thing, they are not getting the information; advising that he does not know if people read The Londoner, for example, anymore as he sees stacks of them in the lobby; expressing concerned that the message is not fully being brought out; reiterating that he was at the last meeting and he recognizes that they have made a lot of amendments and a lot of changes to try to make everybody happy but he is super concerned that people do not have a full idea of what this is going to actually physically look like; advising that he has been told that this is something that has been fought for forty years, people in neighborhood have come up against it, and there is confusion about the area; thinking some of the tenants even think that the current owners, Homestead, own that property so that might be the reason why they have not said anything because they have had a changeover and people are just concerned about their standing and a lot of them are elderly; indicating that they asked him to come speak; thinking that he would just be handling bingo honestly, bingo and trivia and events; asking if they can get some more information out to the neighborhood to let them know just to be sure that they dot all the i's and cross all the t's.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.6 PUBLIC PARTICIPATION MEETING – Application – Residential Plan of Subdivision and Zoning By-law Amendment – 600 Sunningdale Road West 39T-18501 (Z-8888)

- *(Councillor S. Turner enquiring about the duration of the monitoring, looking through the report there are indications about collaboration on apportionment of costs on short and long-term monitoring; wondering if there is a specified period of time for post condition monitoring in this location specifically, on stormwater management, methane and encroachments and impact to the adjacent Environmentally Significant Area.);* Mr. C. Smith, Senior Planner, responding that it is a two-year monitoring program that will monitor the plantings and the implementation of all those features that the Councillor indicated and ensure that they are working and they are not impacting forest; indicating that he will take a look at the plan; *(Councillor S. Turner indicating that he appreciates that two years is generally standard but he was not sure if longer provisions have been put in place; he would imagine that some of the other things like methane monitoring would be something that is a little more long-term than just two years.);* Mr. C. Smith, Senior Planner, indicating that unfortunately the Ecologist could not attend and he will look through the report. *(Councillor A. Hopkins wondering if staff could come back to answer that question.)*
- *(Councillor A. Hopkins enquiring if there is a proposed pathway, is that part of this plan as well.);* Mr. C. Smith, Senior Planner, responding that as shown on the map of the lower portion behind the lot, that is the location of the proposed pathway through the Medway Valley at this location and it connects across the tributary and then lower to the Medway Valley system that is already in place a lot of the west branch of the Medway River.)
- Dave Schmidt, Development Manager, Corlon Properties and our sister company Sunningdale Golf and Country Club – appreciating the opportunity to work with staff and the Upper Thames River Conservation Authority over the last a number of months since our applications were originally accepted; advising that there have been several changes including many positive ones which provided, as Mr. C. Smith, Senior Planner, mentioned, over eight hectares of land that is going to be protected and dedicated to the City of London as part of the development of the subdivision; expressing support for the staff recommendation before the Planning and Environment Committee here this evening; looking forward to continuing to work with staff and the Upper Thames River Conservation Authority to address the conditions of draft plan approval to move this piece of property through to development.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.7 PUBLIC PARTICIPATION MEETING – Application – 3080 Bostwick Road (O-9025)

- Scott Allen, MHBC, on behalf of the applicant – indicating that Mr. A. Soufan representing York Developments is in attendance with him; expressing support for the findings and recommendations of the planning report presented by Ms. Wise, Senior Planner; thanking Ms. S. Wise, Senior Planner and Mr. J. Smolarek, Urban Designer, for their attention to this application and for their assistance and directing them through the design guidelines process.
- Amanda Topping, 3095 Bostwick Road – speaking on behalf of her grandfather Glenn Topping; indicating that on page 498 of the Planning and Environment Committee Agenda, you can see their little house there; stating that they are located on two hundred acres on the other side of this development; indicating that on that development there is actually cows and horses and what is not really demonstrated through this application; advising that they have just found out about this process because her grandfather and his brother have been receiving the invites to come to these meetings; indicating that this is the first time that anyone in their family has attended; pointing out that she is actually sixteen generation farmer person in London and her grandfather is thirteenth generation; noting that he is ninety-one; stating that the farm is still there, there are still horses on it and that that picture of the high rises would be actually directly across from the field that they stay in and so we are here to basically ask if there is some more time that they can have to review this information because it is over seventy-five pages that they have just been able to read; expressing surprise by the things that have been accepted for developments without the sustainability of farming and agriculture in mind and then also the impact of the environment that could be taken in place.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.8 PUBLIC PARTICIPATION MEETING – Application – 1076 Gainsborough Road (Z-9035)

- *(Councillor J. Morgan – indicating that one of things that came up was height and it was mentioned that the applications for height of fifteen point five meters had to be initiated as part of the zoning; enquiring if there is a current height that is allowed on this particular development, and if so, what would that be.); Mr. M. Tomazincic, Manager, Current Planning, indicating that he will look that information up; (Councillor J. Morgan – indicating that we can proceed with the rest the presentations on as long as he gets the answer it at some point; noting that he doesn't want to slow things down but he knows that it is something that is important to a number the residents who are listening in.)*
- M. Doornbosch, Brock Development Group – indicating that she is the owner of the property and the applicant of this application before the Committee this evening; stating that they held a neighborhood meeting with regards to the proposal, back in May, to have the open discussion with the neighbors with regards to what they are proposing here and the overall layout for the property; noting that through those discussions she was able to determine that the majority of the concerns raised by the public related to the height of the building, the parking and trees and fencing, so just to kind of cover those items off because she anticipates that the Committee will be hearing some of those comments this evening; indicating that with respect to the height under the current BDC's that is on the property, there is a twelve meter high permission; indicating that they can accommodate a four story building within that height and she thinks that is what is really important for the Committee to understand, that under the twelve metres we can accommodate a four story building that would allow for 9.8 feet per floor and then that could be within the twelve metres; noting that with urban design requirements and contemporary architectural features and things like that, that is the reason for the request for the additional building height, so that they can accommodate all of those features on the building, offer higher ceiling heights, and in and with respect to mechanical equipment, and things like that, in the hallway; noting that this just allows them to provide a more complimentary design for the tenants of the building; stating that, otherwise without that, they can still under the current zoning of the top metres we can still accommodate the four storey building; indicating that with regards to parking there is a parking reduction as part of the zoning request, as with many mixed use buildings, that is a common occurrence as you have parking requirements for the residential as well as parking requirements for the commercial; stating that, in order to address that, they will be accommodating on-site, once the building is occupied, there will be a specific number of parking spaces set aside during business hours for the commercial units; indicating that the residential will be granted the thirty-two units will have thirty-two parking spaces during business hours and then the remaining twenty-three parking spaces, because there is fifty-five in total, the remaining twenty-three parking spaces during business hours will be specifically allocated for the commercial use; noting that the commercial, itself, is only thirty-two hundred square feet so the twenty-three parking spaces that will be allocated during those times are more than sufficient to accommodate that and as well there is on street parking on the north side of Gainsborough Road; stating that this is their solution and then those additional twenty-three parking spaces, after business hours, they will be available to tenants of the building and things like that so at least we know with the off peak times between the various uses there will be more than sufficient parking on-site; indicating that with regards to trees and fencing, they are proposing a fence around the perimeter of the property; stating that they have had discussions with the adjacent property owners in terms of what their preference is so they are still open to those discussions with them and will be reaching out to them through the site plan approval process to determine exactly what their preferences are; noting that sometimes people prefer existing vegetation as opposed to new



fencing and things like that; stating that they are absolutely open to a coordinating in that respect; indicating that, with regards to the staff report, they have no concerns with what has been proposed by staff and are fully supportive of the recommendation before the Committee; stating that if the Committee has any questions she would be happy to answer them and would also appreciate an opportunity to respond to the public if there are any concerns that come forward that she hasn't spoken to already.

- Joseph Beukeboom, 39 Prince of Wales Gate – indicating that he lives on the street adjacent to this property; stating that his main concern is the number of units and the amount of traffic; stating that Prince of Wales Gate is already used for a lot of people commuting in and out from London to avoid the left turn on from Hyde Park to Gainsborough; indicating that they already have a lot of people coming through the neighborhood at quite a high speed; stating that they do not have sidewalks on that street, it was built back before was part of the city; noting that there are a lot of small children that live on the streets, including his own, and five or six houses as well; stating that there are lots of kids walking right on the streets and he thinks that with this new building there is going to be a lot more traffic, especially considering that if you take Prince of Wales Gate coming north to Gainsborough Road, all you have to do is a right turn and then a right turn into the building; indicating that he thinks a lot of residents are going to avoid that left turn from Hyde Park on to Gainsborough Road and then another left turn into the building where they can just do two right turns and go right into the building so they will be using that street a lot more; indicating that he knows it is zoned for twelve metre height and it is going to be at least to a fifteen and a half metre height; enquiring whether it affects the number of residential units, does it actually increase the number of units or do the units stay the same; (*Councillor A. Hopkins – indicating that we can get back to him on that if he would like to continue.*); stating that his main concern is just the safety on Prince of Wales Gate as there are no traffic calming measures there now and even without the building there now they probably should have traffic calming measures or possibly the street needs a sidewalk built; noting that he sees a lot more traffic coming through with this proposed building and that is his main concern.

- K. Drzymala – indicating that she is here on behalf of her mom and dad that live at 14 Prince of Wales Gate and their concerns are exactly what the gentleman just said; stating that the height is definitely a concern as the building is going right in her parents' backyard; stating that they have privacy right now and they have lived there since 2000; indicating that there is going to be windows facing right into their backyard and the road coming into the building is going to be right in their backyard so the noise is a concern; stating that, with commercial, there will be kind of a nine to five type of ordeal and with residential it is going to be twenty-four seven; stating that traffic is definitely a concern; noting that she visits her parents every day, she lives not too far away, and her three year old daughter almost got hit a couple of months ago because there is no sidewalks on that street; indicating that she does walk her to daycare, which is across Gainsborough, and traffic is already pretty bad and their concern is the same thing, people in that building are going to go right, right into the building instead of the left hand turn from Hyde Park on to Gainsborough; stating that sometimes you wait about seven minutes to make that turn so it is definitely going to be easier to go that way and she really does not think there is going to be enough parking spots; indicating that their last concern is people parking in front of their house and the traffic that is going to add to, now we have cars parked in front of the house and then cars driving by.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.9 PUBLIC PARTICIPATION MEETING – Application – 447 Old Wonderland Road SPA19-021

- *(Councillor S. Turner enquiring about the deep storage itself, some issues were raised, he can see where the concern might lie in having that in proximity to the adjacent residential uses there; advising that he is not aware of how much odour those produce themselves, Mr. M. Pease, Manager, Development Planning, says it is less than the other options like just a general clipped in garbage storage but he would still imagine it does produce some odor and that adjacency close to the property line would be less preferred as to having it further from the property lines of the adjacent properties.); Mr. M. Pease, Manager, Development Planning, indicating that he can certainly appreciate that argument, the balance is trying to resolve a location on site for a deep waste collection system like this potentially at the end of the parking drive aisle, while it does become a little bit difficult from what they have seen with the trucks that have to access them because they usually do side access them and then they had have to back out as well; avoiding a full back up from the end of the parking area and having it mid parking lot is probably a suitable location; the odor aspect, it kind of works like a like a bin and there is a lock handle, a little bit more secure and more air tight than maybe an outdoor storage system where the bin can be left askew; and the collection, as well, the proper term is the leachate or the liquid that drains from it is usually just drain into the bottom of the pit so to speak so they do not leak on to the parking area so there are some benefits to this system and that being one of them and they found it a suitable compromise given the circumstances on site; (Councillor S. Turner wondering if it is necessary or can the residential garbage not be maintained on site within the garbage room up to collection day.); Mr. M. Pease, Manager, Development Planning, responding that the difficulty then becomes where does the bin get pulled out or pushed out to on garbage day and so then we get back into the discussion about a masonry enclosure because the trucks will have to access the garbage bins or the deep waste collection system and whatever the case may be; there has to be a place to bring the garbage out on garbage day and with them with forty-one units typically a bin is utilized for garbage collection and thus the balancing act here is what they are dealing with; (Councillor S. Turner apologizing for this because it raises a few more questions that go with that; thinking about the logistics of this, garbage in the apartment would go into bins, the traditional roll bins that then does it get transferred from the bins to the deep waste collection system or does what goes into the deep waste collection system and how does that work.); Mr. M. Pease, Manager, Development Planning, deferring some of the specifics about this to the applicant, this was their request and we have utilized this for other projects; advising that he would be happy to discuss it as we get further but he thinks that this may give the applicant a bit of a an opportunity to respond as well if that is suitable; (Councillor S. Turner appreciating that and it gives the opportunity for a nice heads up for when the applicant presents.)*
- Michelle Doornbosch – speaking about the garbage, typically the garbage is located internal to the building as you said with the bin but what they have found with other locations is that there are certain occasions in times throughout the year where you do not have enough spaces within the bins, Christmas is exceptional so essentially the outdoor bins are treated as overflow so if the bins internal to the building get full at least you have got somewhere else for the remainder of the garbage to be located as opposed to overflowing; stating that what they have experienced in the past literally overflowing onto the floor so this allows for a lot cleaner situation; in other locations they have had these bins are directly along property lines adjacent to low density residential and they have not received any complaints with regards to smell or noise or anything like that so it does provide for significant assistance in the odor issue with regards to the outdoor storage of garbage; pointing out that there was an email submitted to staff with regards to a number of items related to the application; thinking staff has done an exceptional job reviewing all

of those comments and outlining to the Committee how they have addressed those, there is one in particular that she just wanted to expand on with regards to the fence, there were notes that we do need to add to the plan but she does want to point out to the Committee that in preparation of the construction going on; noting that you can see it on the plan, the existing residential that is directly along Teeple Terrace they have actually constructed the eight foot wood privacy fence already, they have replaced landscaping and they have done that hoping to avoid and mitigate the noise from construction on those condo units because they are closer than the other dwelling so that is already in place and then the majority and the remaining easterly property line they will deal with through site plan approval; indicating the existing trees on the property and how they can accommodate that; pointing out that it was suggested by the resident that they reduce the number of parking spaces on site; stating that the parking requirement under the Zoning By-law does require 1.25 spaces per unit that would give them, based on what they have provided, that gives them a surplus of nine spaces but again the requirement is a bit lower we do find that typically they look more for a ratio of one and a half parking spaces per unit as that is what they find the demand of tenants are so it does become problematic for them to reduce the number of parking spaces from what they have shown; *(Councillor S. Turner, with respect to the garbage since we are here, the amount of space in what it looks like it takes up on this drawing here, if you were to move westward to the three southernmost parking spots right across from it, right next to the building, could you not put three parking spots in exchange up on the eastern side of the parking lot where the where the deep waste collection storage is and therefore have the deep waste collection storage closer to the building rather than further from it.);* Ms. M. Doornbosch responding that they cannot because of the angle of the drive aisle, the parking spaces are not deep enough so if we were to relocate the deep waste collection system or that the deep bins across on the other side of the drive aisle they would have to take out those spaces altogether and we that would be a reduction parking but the depths based on the requirement of five and a half meters we can accommodate the spaces on the other side; *(Councillor S. Turner providing another alternative perhaps to be explored is that if you just try recycling cans and cardboard were to be maintained there and free up the space in your interior storage for garbage alone, are those opportunities that were explored.);* Ms. M. Doornbosch responding that she is not sure she entirely understands Councillor S. Turner's question, the recycling, they actually have twice as many recycling bins because it is a greater demand in the buildings for recycling as opposed to garbage so that is also accommodated internal to the building, they do both, they have overflow for one of each; *(Councillor S. Turner indicating that more to his point there is no odors from recycling in the same way that there is from garbage and if the recycling were accommodated in overflow on the outside purely and that garbage was to be in the space that is allocated to recycling within the building allocated outside of the building so that all the garbage was maintained within the building is that a possibility.);* Ms. M. Doornbosch indicating that it is a possibility although she does know it starts to become problematic in terms of, again these are just all technical matters, but the sorting of recycling because you have to have a number of bins for different materials so that is where it starts to get a bit tricky it is hard to sort that and have tenants sort it; this is something that she can discuss with staff.

- Dave Rutherford - residing at the condominium complex which is directly east of this particular development that you're doing; advising that he is the President of Condominium Corporation 502 which is the condominium complex that we are going to be talking about and we are bordering on; advising that the Committee has written submissions by him on some of his concerns like that and just to start off with regards to the garbage situation that you were talking about, Councillor S. Turner, he is in full agreement with you, it makes a heck of a lot more sense than having raw garbage that close to anybody; realizing they are up at the farther end but they are still going to get a wafting situation with regards of smells if it does occur; pointing out one of the things he wants to establish, they have been fighting this thing since and a little bit of history they got from this gentleman down here since 2014 and as a result there has been a

variation of different buildings that have been proposed and this is what they basically have come up with and he is not so necessarily against it, it is just the process that they are going through; advising that last time he would say that he was very pleased with the Council, they turned around and they give us pretty well one hundred percent of everything that we asked for and you should be praised on that; unfortunately the rezoning kicked in and they decided to put up a different type of building and now this is what they are stuck with, the rezoning that has occurred, he should not say they are stuck with it, they have a new neighbor but this new neighbor happens be instead of a two story building happens to be four stories high and there some advantages to that because it is going to buffer them to a certain degree the certain amount of noise that is going to be accumulated coming down Wonderland Road etc., but there are disadvantages with it to and the garbage is one example of it; lighting is a very big concern and one of the things that you have to realize that this condominium complex only has five units in it and out of the five units, out of those nine people that are there, there are seven of them that are retired and they are very sensitive towards change and to have a situation where privacy is being invaded to a certain degree, rightly or wrongly; stating that there are several things that are mentioned down here and every time he mentions something, if you take a look at his notes, he always tries to give you something in return with regards to what can we do to solve the problem; lighting, for example, this is the first time he has been able to see the actual lighting situation and how many units are there; advising that they are stating that its compliance as far as because it is L.E.D. and it is shining down directly; wondering how much flood or over exacting light carries on from one end to the other, in other words, when you turn a light on it is going radiate a certain amount or it is going to reflect off of the surface below especially in the summertime etcetera; stating that the condominium complexes that are across the back with there, which are three, have their actual bedrooms that are facing towards there like that and that is one of the concerns; pointing out that one of the things they could do with regards to the lighting is, during the evening, is possibly cut down by having a timing set up and maybe that the lights are actually turned down or shut off periodically around the place so you do not have to have them on on a full-time basis; thanking Ms. M. Doornbosch for installing the eight foot fence; expressing appreciation for the fence from the standpoint that it is going to buffer a certain amount of sound; stating that noise levels are obviously one of the things they have a problem with and that goes with the air conditioning systems; advising that the units that he saw them build over in Byron, which he is assuming they are going to take the same type of cooling systems etc., like that, all of a sudden they have got the equivalent of let us say it is a forty-one; *(Councillor A. Hopkins advising that he is getting close to five minutes.)*; saying that maybe buffering the upper end would have to be done as a result to cut down the noise; smoking areas are very important because you do not want people smoking cannabis right in front of you right along their level; noting that at the other location, again, they saw a smoking set up that was crossing the lines and they are concerned with that; speaking to signage, obviously any lighting from the signage is a problem as they do not want more carry-over with regards to lighting; speaking to garbage, the Committee just had a discussion there; relating to snow removal, the areas for storage, do they have sufficient drainage, etc., do they have sufficient areas for that snow that is going to be put out there; parking, they are talking about reducing the parking by nine spaces based on 1.25 spaces, they are asking for sixty spaces around the drives and they only require fifty-one and the idea is because those nine parking spots, there is fourteen that right along directly just west of us and as a result that becomes a problem because if you have got cars idling, going in there, lights, slamming of doors, whatever the case may be, if they can reduce that by nine units out of the fourteen, then that is going to make a difference.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.10 PUBLIC PARTICIPATION MEETING – Application – Lambeth Area Community Improvement Plan (O-9044)

- C. Guimond, 3256 Maidstone Lane – stating that he lives in Talbot Village in the newer part of Lambeth; indicating that he has been a resident there since 2005; stating that he has three children, one is 25 one is 12 one is 10; expressing thanks to Council for hearing him and to Mayor Ed Holder and to all of the other community members here tonight; indicating that to give some context, he is just like most people here, he is a community member and he has a family; stating that his son went to Lambeth, his oldest son, and his two sons now play sports there; stating that he is quite grateful for all the infrastructure money that has gone into this and thank you very much for all the planning and hard work that he has seen to date; indicating that he thinks that it has been a long road and much appreciated; noting that he thinks there is still work to do and we got a ways to go; stating that he has a major concern about the intersection at Campbell Street and Wharncliffe Road, as it comes in and turns into a main street; stating that for years it has been four lanes all the way through and with this change now four lanes to west bound to east bound turns into three lanes; indicating that there have been two people have gone to hospital because of an accident that has happened there and one of the community members that is with him tonight was also staring; stating that those who live there kind of know what is supposed to happen but he was sitting in the middle lane waiting to take a turn and somebody was coming in hot and swerves to avoid him and he saw his life flash before his eyes; stating that his big issue that he wants to have addressed as soon as possible is for everybody's safety is to implement some sort of a change; indicating that he has written down a couple of suggestions do something about or increase the signage in at that intersection, he is not sure exactly what that would look like but he is sure that the city planners would have some good input; noting that speed signage, as you are heading into Lambeth down Wharncliffe, that shows you how fast you are going so that people can slow down; indicating that the posted limit now is around eighty kilometers an hour or at least seventy so he thinks that it would be helpful; stating that he knows it is affective when he is traveling through the city and he sees those signs flashing at him; indicating that maybe having traffic heading into Lambeth slow down sooner, maybe as early as Bostwick Road, and then, maybe, in conjunction with these changes, have frequent police presence just to get people to note take note; indicating that he does believe that this is quite important; that that his kids are going to be cycling around, they go to school in Lambeth, they are going to be cycling around; stating that he walks across that intersection and he commutes there and he travels through there and he does business there; stating that he thinks that is the most important one that needs to be addressed; indicating that at South Routledge to Main Street there has been a concrete planter that was put up in the middle, he believes that is what is going to be in there, and he thinks it has a good traffic calming measure, but where it is placed is causing major disruption with the traffic going in and out of that parking lot; stating that there is a post office there, there is an LCBO, there is an ice cream shop as well and he thinks a coffee shop, so it gets used frequently and just how people can enter and exit that he thinks needs to be better controlled; noting that he does not know what would have to happen there but that is another point of concern so maybe change the way that island is extended, maybe make it block more of that parking lot so that you can only enter it if you are heading east and probably signage as well, because right now it is signed to be a one way out and one way in and people are using both the exit of the parking lot they are using it to go in and out of which, with the signage the way that it is; indicating that he would like to know what the next steps are or feedback is about making these changes; *(Councillor A. Hopkins suggesting that he take some of his concerns to the Civic*

*Works Committee and there are staff here from Transportation, as well, making notes on the concerns.)*

- Mark Drew - indicating that he is local president of the Lambeth B&B group and he also owns a business within the proposed community improvement plan subzone for the Main Street and Colonel Talbot area and is also a resident of the Talbot Village neighbourhood, which is also within Lambeth and he has a few comments, concerns, questions for both the Committee and the planners involved; expressing thanks to everybody for taking the comments, this is a lot of work and sometimes it feels like not a lot of reward; stating that he will not harp too much on the Main Street issue as, like it was said, it is not a part of it but his one comment is that when I look at the community improvement plan and what it is suggesting, and he looks at the actual work that has been done so far on the main street construction, it does not add up as being something where the city necessarily is focused on improving the community, so to speak; indicating that he feels that a lot of issues that were brought up in that planning from the community were not addressed in now we do have those issues and if we are being expected to get involved with the city again in a way to develop our community that we all care about, and the Main Street construction is the first introduction to Lambeth residents as what it is going to be like to work with the city, he does not think you will be surprised if you find there is a lot of push back and negative feedback on some of the ideas that come forward because he thinks the general consensus is that Lambeth was its own community before London annexed it in 1993, so it did develop its own culture and its own type of identity and up for a lot of residents when the CIP is coming in and the city is essentially making a pitch to that community to work with them, it is going to be difficult to convince them if the work that is being done, like the Main Street construction, is the way to introduce that; indicating that in his opinion, the issue with that work is that there was nobody held accountable for problems that happened during that construction; stating that for him it is hard to trust the city to do other projects in that community when something happens on another job in that community and nobody takes accountability, either through the city or through the contractor that was making the mistake; noting that he would also like to suggest, with the CIP, is essentially, if it is approved tonight and city goes to do these things, engage with the community, is to start with a non-major project or small sub-project within any of those areas because it will give you an opportunity to work with the community; stating that he is suggesting something along the lines of a park the, plaque for the London airport does make sense to put at the Cenotaph because it is already a monument to World Wars and to the veterans of that community and since the airport, itself, has a connection to the World War II and the industry and Lambeth community, it makes sense to put that there and he thinks it would provide an opportunity for the city and for the people that they are hiring to do the work to have a non-major, non-threatening start and then he thinks the city will learn through those types of interactions what the community of Lambeth really prioritize and values and then with the CIP he thinks there is enough flexibility built in that you can take the ideas of the community on the ground and put them into practice by putting the things people actually want to see and essentially you will have the opportunity to learn more about what Lambeth this is like in a format that is not standing up here in meetings and holding committees at events where the city is set those things up; stating that he thinks there is a lot of value to going to the community events in a “non-formal” way, as a city official or community member or something like that, because you will meet people in the community that go to those events and care a lot about the community but are not necessarily the kind of people that show up to these types of meetings and put their comments in that way; indicating that there is a lot of value to those types of people's comments in that community and he thinks that if the CIP goes forward and works with that in mind that is probably the most positive way to start a relationship with the veterans and the old Lambeth guard.
- Cathy Melo, Member, Lambeth Community Executive Association, 1538 Thornley Street - indicating that they found the Lambeth Community Improvement Plan very vague and she has some questions about what is not in the Plan; stating

that they have been asking for a number of years for a crosswalk on Colonel Talbot Road as they have a unique situation where the houses are on one side of Colonel Talbot Road and the facilities such as the arena, the library and the splash pad are on the other side; advising that Colonel Talbot Road is going to be a four lane highway and they do not have any way of getting across so that is a concern that they have; pointing out the other thing about the Lambeth Community Improvement Plan is that it talked about connections and they have been asking for years for a sidewalk from Main Street all the way down to Diana Crescent in Southwinds; noting that Southwinds has never been connected to the main part of Lambeth; mentioning that the gentleman that was over there that was talking about the corner of Campbell and Main Street, what the corner actually needs is an advanced light because there is a bit of a curve there in front of where the daycare centre is and that is why there are so many accidents is that they need to get the left hand vehicles out of the way so that people can see, it has to transition.

- Joy Bevin, 15-7222 Clayton Walk – expressing concern that their community is a fair distance away from the shopping districts and what she sees or does not see is comprehensive system planning in terms of increasing traffic flow within the area; advising that they have so many developments being built up in this surrounding area that are going to affect long-term ability for people to be able to get around; noting that there is a lot of focus on bikes and walking and that is great, they love the walking paths but many of them are senior citizens and they are not going to be able to bike to the Foodland or to the No Frills; asking for better road systems to improve flow; expressing frustration when she hears that that is not part of the Lambeth Area Community Improvement Plan because she thinks we need, as a city, to look at it systemically.

- Arlene Carroll, 6720 James Street – indicating that she has been a member of the Lambeth community for over fifty years and over this time she has found that, especially since they have become part of the city, Lambeth has been neglected and now with this Improvement Plan, it does not even seem to touch on what really needs to go on in our town; believing that if they are going to be part of this city, and they pay their property taxes as part of this city, they need busing for the kids, they need more things for their kids to do; noting that her daughter does not live in London anymore, she lives in Toronto but all these younger kids need something more to do in our community, there needs to be more done for them; advising that she lives where the new Campbell Street is being pulled through, where they are putting the houses between Pack Road and James Street and we need to make sure that there is a safe way for the kids coming from the Lambeth new Beattie Street when they walk to school that one side gets pulled through, there is a safe way for them to cross the street; pointing out that you do not know how many times they have seen kids almost hit, people blow through the sign at the baseball diamond, especially the construction workers, they blow through that stop sign and she does not know how many times they have had near misses, people getting hit, car accidents and something needs to be done about that right away; expressing agreement with the gentleman who spoke about the flower boxes on Main Street, other than once the flowers are established, they might look pretty, but number one, they are an eyesore and the one he spoke about near the liquor store, there have been accidents, somebody is going to lose their life trying to turn into that area, it is too dangerous, it needs to come out; indicating that she has been driving that road for approximately thirty-five years and with that in the way, it is hard to see, it really is; something needs to be done, even if it is lowered or made longer, but the height it is at really blocks people seeing oncoming traffic; outlining that it is mentioned in the Community Improvement Plan about drainage and sewers; indicating that this is all new to her because they have been fighting for the twenty-five years that she has owned a house in Lambeth, for sewers and they keep being told there is no room, there is no room, there is no room; advising that in the meantime they are building all these new subdivisions around them and they are all on sewers but she still has a septic tank; indicating that she pays her taxes like everybody else; wondering why she has to have a septic tank and they have proper sewers; indicating that her

basement floods because of the topography, the land has changed over time of all this new construction, it is going to flood even more; something needs to be done, all of these things need to be kept in mind for all of use that live in the older part of town.



## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.11 PUBLIC PARTICIPATION MEETING – Application – 3334 and 3354 Wonderland Road South (OZ-9043)

- Scott Allan, MHBC, on behalf of Gateway Casinos – advising that with him today are several representatives of the Gateway project team who will be glad to answer any questions Committee members may have; providing a short presentation to supplement the information provided by Ms. M. Campbell, Manager, Development Planning, and he just wanted to advise that the presentation may exceed five minutes but will not exceed ten, and they would like your approval to present that; (*Councillor A. Hopkins asking the Committee if they are agreeable to an extension of five minutes, not to exceed ten minutes.*); expressing support for the findings and recommendations of the planning staff report presented by Ms. M. Campbell, Manger, Development Planning, and he would also like to thank staff and extend their appreciation for all your assistance through this process; stating that it has been a truncated exercise and he appreciates that effort.
- Amanda Fics, Intern Architect, Cumulus Architects – thanking the Committee for the opportunity to present here today, another chance to share and describe the spirit and intent of the design of both the site and the building of this proposal; stating that it is currently going through the site plan control application process with the City and through that we have had numerous opportunities to meet with City staff to discuss and review the design of the forecourt area between Wonderland Road and the building façade, which is the image that you are seeing here on the screen; outlining that through this iterative and productive process we believe that the outcome of the design is the better for it, and we are here to share some of that with you here today; starting off looking at the overall site experience, highlighting considerations for transit access from Wonderland Road, the pedestrian experience described by the second image, through to active transportation options and considerations such as cycling, through to the future passive recreation zone to the east of the site; moving from the overall site experience, she would like to spend some time focusing on the spirit of the future forecourt space that we were talking about previously, the vision for that space and how it might be used, and for an event space for varying activities such as car shows through to markets were represented by the images that we see on the screen here; starting with the site plan overall and just to orient everyone, to the bottom of the screen is Wonderland Road which is the west edge of the site, and up to the top of the screen is the Pincombe drain, at the top of the screen which is the east extent of the site; this primary East-West connection through the site is identified by the black-dotted line that is running through there and that connects the public sidewalk up at Wonderland all the way through to the re-naturalized Pincombe drain, from its current condition of the existing cement plant to this future passive recreation zone; starting off, the big circle at the bottom of Wonderland is identifying a proposal to relocate the existing transit stop, directly located in line with this main East-West pedestrian walkway, transitioning through the forecourt edge, one of the spaces that defines that edge - built up with built-form, enhanced landscaping elements and urban furniture like benches and seating; moving from that forecourt edge towards the south façade of the building, which is the length running along that black-dotted line, it is further articulated and animated by an exterior second story patio that overlooks that walkway, and a floor to ceiling curtain wall with controlled views into and out of the building; advising that there is both patron and staff bicycle parking distributed along that edge and then landscape elements with consideration to all seasons transitioning beyond the south façade; further towards the back extent of that walkway to the Pincombe drain is articulated by canopy trees and pedestrian scale lighting; pointing out that the pink line that is identified on the screen there is identifying a north-south vehicular connection to future developments on either side of the site, which is mindful to the desire of creating an internal road network described in the southwest area plan; turning your attention towards the future forecourt space in front of the building in between

Wonderland Road, this series of diagrams here are representations of the design parameters employed to develop this space; starting with the first one on the left-hand side, that blue diagram, it is explaining the extent of the forecourt space which is defined by the width of the extent of the primary building façade, and then reaches out from there like a welcome mat up to Wonderland Road; stating that the second diagram defines the edges the articulated edges that define the forecourt space is an area unlike anything or anywhere else within the site or standard parking lots; indicating that the last diagram identifies the field space within those defined edges that are articulated with elements that are differentiated and distributed throughout this space, different than any other standard parking lot; pointing out at the very bottom of the site plan there you see a black-dashed line that represents the existing property line and eastbound in from there is a red-dashed line that represents future property line, which represents the condition of the road widening of Wonderland; advising that the future condition and the design of the forecourt space has been responsive to that future condition; starting with a full-some description of the edges that define the forecourt space with the east edge which is the building frontage and the view terminus from Wonderland Road is a public element through the forecourt to the building edge; starting from sort of left, moving through to right of the rendered image that you are seeing there, you start off with the match restaurant and patio which is a sports and entertainment style restaurant of the casino, and the image on the far right is a representation of what that space would be like; noting that there is an exterior bar, TV's, seating and booths that animate and articulate that edge so it sits within an oasis of landscape elements; transitioning from that patio to the middle you see the primary facade and main building entrance, which faces and addresses Wonderland Road; that is articulated by a grand port-corsair which stands proud of that façade and reaches out towards the forecourt space; noting that it is further identified and articulated by prominent site signage which identifies the casino from Wonderland Road as well; transitioning to the right of the façade and at the top you see the Atlas restaurant, which is a fine-dining restaurant of steak and seafood, with another exterior patio articulating that edge; moving on to the north and south edges that define the forecourt space are generous and wide, they define both the north and south side and it is comprised of a wide expanse of walkways, and articulated from Wonderland all the way to the building frontage with built-form elements which are these pavilions which are represented in the precedent image to the left here, that would be designed in the spirit and quality that the casino itself upholds; indicating that they would provide shade in the summer, casting shadows that create a level of playfulness as the patterns dance across the surface between various hours of the day; associated with these pavilions, these built-form pavilions, would be seating and benches, pedestrian scale lighting that starts to build them up as destinations in and of themselves as a place of rest, and perhaps used on an event night when something else is going on out there, like a market for instance where Sherry or Bob might be selling their beets; moving on from describing the built-form, these edges are further defined by landscape elements that are built up in hierarchies; moving again from left to right, you start off with perennials which are lower density or lower height planting that bloom throughout different times of the year, providing various colors from summer, fall and spring, ornamental grasses; (*Councillor A. Hopkins indicating that Ms. A. Fics has one minute left.*); ornamental grasses that maintain a presence in the winter months and a mid-height hedge to help further define that space, and then these columnar trees that run the length and also act as the sort of feature landscape element that is distributed throughout the forecourt; advising that what we are seeing here on the screen is a scratch representation of what that space might feel like standing within it; noting that you are inside the forecourt space closer towards Wonderland, so you get to see the expanse of some of the elements distributed throughout the field; sculptural lighting which helps to set a datum which is a height different than that of standard lighting and standard parking areas; pointing out that the landscape planters that you see with low dense planting and the base of the columnar trees as well, imagine those lit up in the evening so they still hold a presence

and so hope to animate the space throughout, and definition of the space. (See attached presentation.)

- Cary Parkinson – indicating that she lives in Lambeth; noting that she grew up in Norton Estates, and most of her family friends still live and reside in the area; stating that in the report outlined this evening, there was a bunch of points made in regards to the casino and building it where it is; believing the noise will definitely increase in the area which is completely bothersome, considering right now it is mostly residential other than the commercial businesses that surround it to support the residents that live out in the area; indicating that traffic is a joke as it stands right now; Wonderland is a parking lot; pointing out that we just redid Lambeth so that people were not cutting through Lambeth; advising that there is no other way into Wonderland other than the 402; stating that if you are advising people from out of the city to come to this casino, if they cannot get down Wonderland they are going to come through Lambeth, so just food for thought; speaking to the lighting, she feels terrible for anybody that surrounds that space, it will be lit up 24/7; you might as well have lights on at all times; pointing out that crime comes with a casino no matter how hard you try and what you try to do and put in place; indicating that they outlined some studies done by users of drugs, addicts, etc.; noting that this is all coming to a community that does not want it, does not need it, and does not deserve it; advising that there is absolutely no supporting business around this infrastructure; most of the businesses there are there to support the community that is in place and that plans on growing; feeling bad for the people who own houses right behind there as they have invested millions of dollars in homes to now say that they back onto a casino; expressing that she does not know why they have picked this location and only this location, and why the Western Fair has dropped off and/or no other location has been taken in consideration; stating that the east village has worked hard to support the community and put money back into the area, and this suits and fits within those directives of entertainment access/multi-use; indicating that there are horses, so there is a whole industry there that will be unemployed; wondering where are they going to go; advising that she would love to know where the executives for the casino live because maybe they can put it in their neighbourhood instead of ours; indicating that a pig with lipstick is still a pig.

- Dr. Chris Robson, no fixed address – indicating that he lost his house at the casino; advising that he has been told that he is a good student of people in politics and gambling; advising that he is not here to put a pitch in for Western Fair; horse racing is sound and it is on the rebound, things are going okay there but he will address one statement from Mr. Mitchell from two weeks ago on the news, where he said with regards to Western Fair: “That horse has left the barn”; pointing out that he has seen lots of horses leave the barn and we are always able to get it back in no problem; going back ten years, the United States does not often copy what we do, but four states Pennsylvania, Ohio, Indiana, and New York, copied what we had in Ontario; instead of having slots at the racetrack they had casinos at the racetrack; noting that they call them “Racinos”; indicating that if you talk to Governor Cuomo, he is happy with that; advising that there is one casino in New York City, Yonkers Raceway; there is one casino in Toronto, Woodbine Racetrack; people in Ohio are happy, people in Indiana, Indiana and Ohio have a certain amount of moral and religious sectors to their states, and they are happy with the gambling at the racetrack; noting that you have season people going there; believing the best place to have any casino in this city is at the racetrack; talking to people at the coffee shop, the golf course, work, and just general all kinds of people from all walks of life and everybody for the last year has said the same thing to me: “Are they going to have that casino at Western Fair? Why would they have that casino down at the south end?”; they already said in the one, in the previous presentation, they said they do not have to widen Wonderland Road; thinking Wonderland Road needs widening up north because everybody goes to Costco, but he is under the impression from Gateway that nobody is going to be going to this casino from the north end because they do not have to widen Wonderland Road South; thinking that does not make sense; believing it is up to the politicians; a politician has to have a certain amount of intelligence and backbone, and the combination of both makes a really good politician; calling on the

politicians to make the proper decision here; looking for clarification that the City owns the Western Fair Association; outlining that you get people that would take a shuttle bus from after a Knight's game or a concert or from the Convention Center, it is either three minutes or five minutes on a shuttle bus ride to Western Fair, to the casino; pointing out that he does not even know if you have busses out to the south end of the city; stating that he tried to take the bus to down Wharncliffe Road South and he had to make about three stops, it was pretty hard to get down there; thinking it is in the wrong spot, knowing it is in the wrong spot, and most Londoners he talks to also agree with him; advising that he is the kind of guy that usually does not come to meetings like this, but he thought it was important to put his two cents worth in as he does live in London.

- Resident – expressing amazement at the lovely photographs that she just saw, lovely plants, lovely wild grass; enquiring how many hard-earned paychecks disappear into your casino.
- Stuart Bevin, 15-7222 Clayton Walk – advising that he did not come with any prepared comments because he did not know that this was on the agenda, but he wants to give the Committee some background on him and to explain where the comments are coming from; advising that he was Board Chair of an organization called ADSTV (Addiction Services of Thames Valley); indicating that organization has grown from, he is guessing, five employees when it started roughly thirty years ago to, he thinks, around 100 now; advising that it has a number of programs in it including problem gambling; noting that he am not against gambling, he is not for gambling, he is simply explaining to you what my background is so you understand where his comments are coming from; indicating that he has seen a huge growth in that organization in the time that he was there; thinking that one of the things that Council has to factor in is that the City has substantially supported the organization and given the fact that a casino will be placed in the city somewhere at some point, that will inevitably increase the demand on City revenues for supporting the programs in the Addiction Services of Thames Valley; believing it is something that you need to think about; reiterating that he is not saying that it is wrong to have a casino, he is not saying it is right to have a casino, he is simply trying to explain to you on an ad hoc, impromptu basis what he has seen, what he has experienced indirectly; indicating that he is not an expert in any of these areas, he simply served on the board, he was simply the board chair; believing you simply need to think about this when you are considering all of the factors that go into this decision.



**GATEWAY STARLIGHT CASINO**  
**LONDON, ONTARIO**  
 3334-3354 WONDERLAND ROAD



JULY 22, 2019



CUMULUS ARCHITECTS INC.

NICHOLSON  
 SHEFFIELD  
 ARCHITECTS  
 INC.

**OVERALL SITE EXPERIENCE**



**SITE EXPERIENCE  
FORECOURT EVENT SPACE**



WONDERLAND RD.

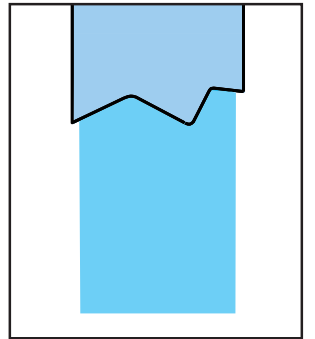
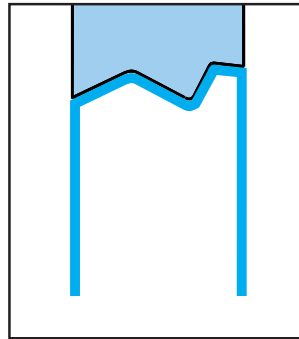
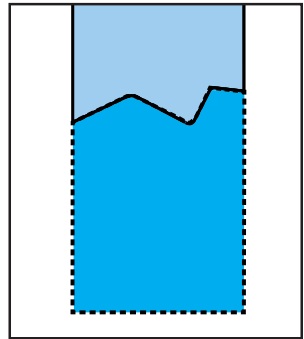
**SITE EXPERIENCE  
CONNECTION TO FUTURE PASSIVE AMENITY**





WONDERLAND RD.

**FORECOURT  
FEATURE SPACE**



WONDERLAND RD.

**FORECOURT  
EDGES / east**





**FORECOURT  
EDGES / north & south**



**FORECOURT  
EDGES / north & south**





**SITE EXPERIENCE  
FORECOURT**



**SITE EXPERIENCE  
FORECOURT**



**1** BUILT FORM



**2** ACTIVE SPACE



**3** LANDSCAPE



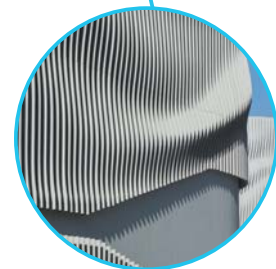
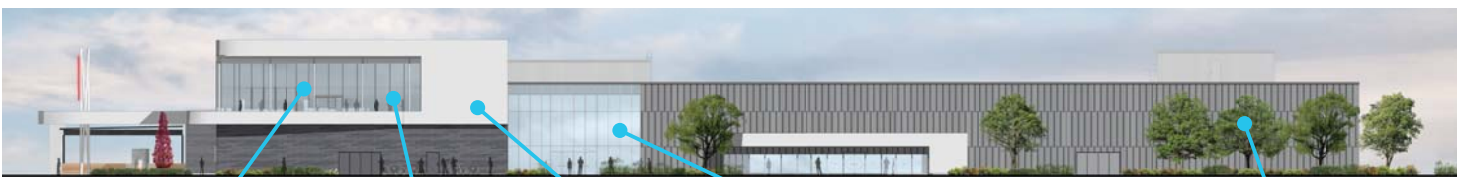
THANK YOU  
QUESTIONS?



WEST FACADE



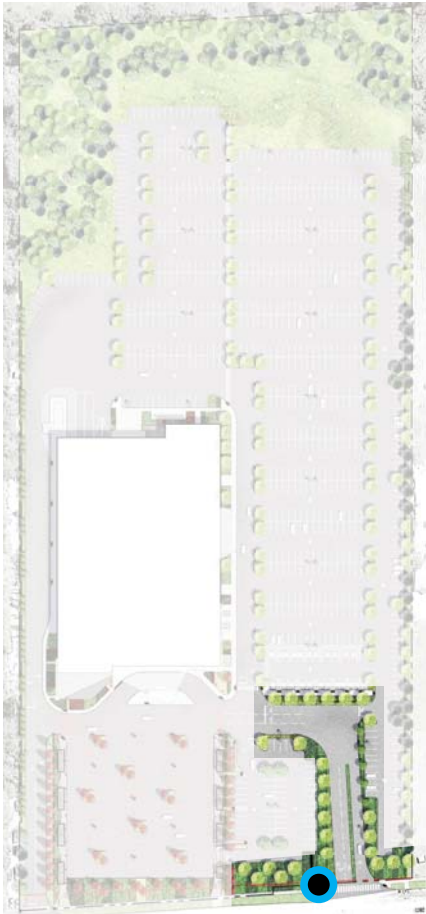
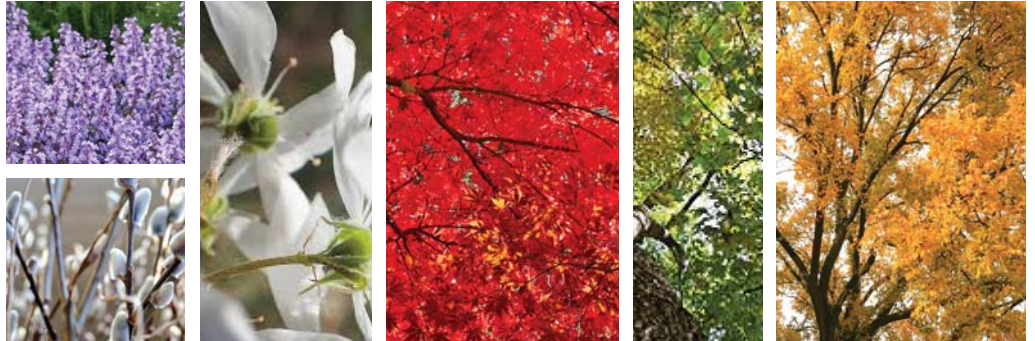
SOUTH FACADE





WONDERLAND RD.

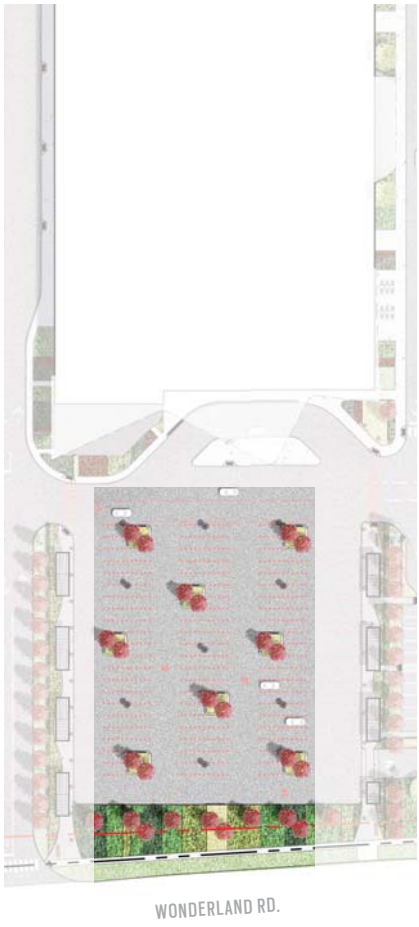
**ENHANCED LANDSCAPE  
NATURAL HERITAGE SYSTEM**



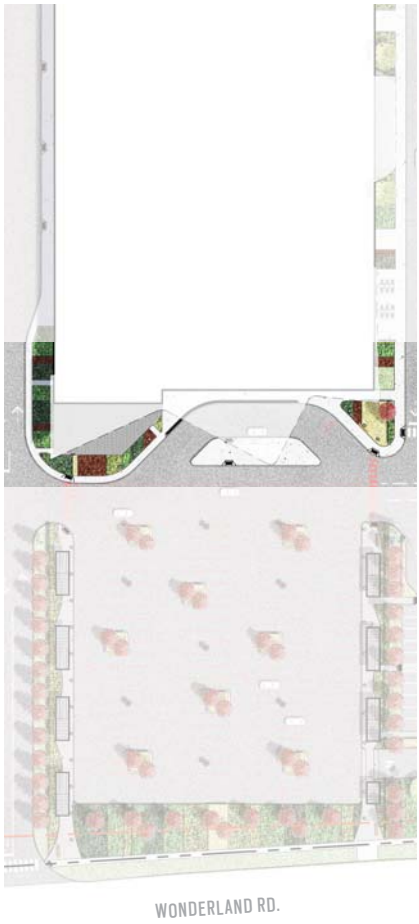
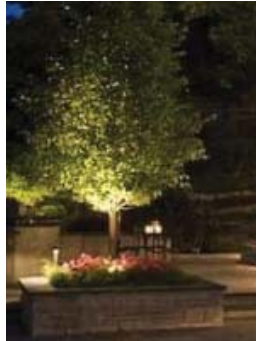
WONDERLAND RD.

**ENHANCED LANDSCAPE  
ENTRY SEQUENCE**





**FORECOURT  
FIELD**



**FORECOURT  
EDGES / east**



**SITE EXPERIENCE**  
**FORECOURT**



**SITE EXPERIENCE**



## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.12 PUBLIC PARTICIPATION MEETING – Application – 8076 Longwoods Road - SPA19-022

- *(Councillor S. Turner requesting clarification and Ms. M. Sundercock, you did say it, but there is no further anticipation of the livestock paddock so there will be no livestock kept on the property, livestock will arrive for processing in the abattoir and not be kept on site.);* Ms. M. Sundercock, Site Development Planner, the applicant may be able to speak to that better than she can but she believes the intent is that the livestock will be held solely in the barn and then moved into the abattoir portion of the building.
- Ben McCauley, Zelinka Priamo Limited, on behalf of London Quality Meats - coordinating the site plan application; addressing a couple concerns that were brought up through the process and he just wanted to clarify for the Committee; providing a recap on the timeline, January, 2017, a Zoning By-law Amendment application was deemed complete by staff, in July, 2017 Council approved the Zoning By-law Amendment application, in August it was appealed to the Ontario Municipal Board by a third party, that Ontario Municipal Board appeal was dismissed in February, 2018, in September 2018, they were finally retained and site plan consultation occurred and in March, 2019, the first submission was made and in June, 2019, the second submission was made; showing a larger site plan that the Committee has already seen but for clarity he provided a bit of a clear drawing of the proposed abattoir; outlining for clarification, the concrete pad that is noted on the site plan, they will be revising that, it is intended to be the holding bin and it is located on the northeast side of the barn to accommodate for the parking and loading area and wire fencing will be provided around the holding bin; noting that the intent of the holding bin is actually the only place that livestock would be stored outdoors; advising that the intent is to keep the livestock internal to the barn and that holding bin would only be used for a few hours a day up to twice a week when the abattoir is in use; indicating that there were also some concerns about the adequacy of the perimeter fencing so he went out and did a little bit of a due diligence himself but this is an example of the fencing from the subject lands, standard board and baton fencing and as well from the neighbouring property; outlining that in terms of next steps they are continuing to work collaboratively with staff to address comments including the discussed revisions and a third site plan submission will be submitted shortly; *(Councillor A. Hopkins enquiring asking for more clarification since they no longer have the fencing for the paddock; Mr. B. McCauley did mention about the holding pen the livestock will be held there, what will surround that concrete pad then; wondering how they are they going to be contained.);* Mr. B. McCauley, Zelinka Priamo Limited, responding that the intent is in the existing barn, that is where the existing livestock would be held; they have to make further revisions to show there will be fencing connecting the existing barn to the concrete pad of the holding bin just to the south of the proposed abattoir and that will be the only place that livestock is moving outside to get to the holding bin from the existing barn; *(Councillor A. Hopkins reiterating that there will be fencing then.);* Mr. B. McCauley, Zelinka Priamo Limited indicating that there will be fencing. (See attached presentation.)
- Resident - after several weeks of the hot humid weather that climate change is here to stay by climate change she means the heating up of our Earth and atmosphere, people have noticed, she is sure the protests and demonstrations going on here in front of City Hall; believing people are waking up, they stopped being complacent and start becoming realists; according to Professor Gee McPherson, in his book, "Only Love Remains", it may only be a mere three years until the arctic ice and permafrost will have melted and temperatures will increase to the point where our lifestyle as we know it today will be gone for good; indicating that they are here to talk

about slaughterhouses today, one particular slaughterhouse; advising that there is an obvious relationship between the building of new slaughterhouses and the supply of animals to be killed for their bodies so they can be consumed; stating that the more slaughterhouses that are being built, the more animals that are being harvested or farmed; the harvesting of animals will continue to grow; there is a direct relationship between the increased water, land and air pollution and the increase in farmed animals; talking about water, animal industry shows use forty-five percent of drinkable water, human consumption a mere four; talking about poop, animals produce one hundred times more waste than all humans in North America; this waste runs into our streams and rivers causing fish to die and creates dead zones; speaking about greenhouse gases, methane gas, burped by cows, is twenty-eight times more potent than CO<sub>2</sub>, poop releases nitrous oxide, a gas two hundred and fifty-six times more potent than CO<sub>2</sub>, let us not forget that all of the deforestation for grazing land for animals decreases the amount of trees removing CO<sub>2</sub> from the atmosphere; believing our oxygen supply will be severely decreasing, to be precise the creation of large and more efficient slaughterhouses, the number of factory farmed animals will increase as will water, land and air pollution as will the release of fossil fuels as will the heating of our planet; thinking that if you, Council Members, believe in climate justice, and if you would like to continue to have comfort in your lives and the lives of your children and grandchildren, then you need to take a stand; advising that you will not be liked by others by the stand you are taking, in fact, you may be an island standing alone and you will feel the pressure to give in, but please do not give in, it is time to decrease slaughterhouses not increase; as our London City Council you have a difficult position and she wishes the Council strength and determination, they will need it, do not forget they chose this position of responsibility, you are responsible and we all are responsible for the Earth; *(Councillor S. Turner asking for a Point of Order; appreciating the submissions from the public; advising that they have no capacity to decline or approve the application here today, the application has already been approved, the slaughterhouse, the abattoir, it has been approved; this is the site plan application and it is really a question of where trees and buildings go but that decision has already been made and it was made by Council and the Ontario Municipal Board; we do not have the opportunity or the capacity to reverse that decision.)*



# Public Participation Meeting

8076 Longwoods Road  
SPA-19-022

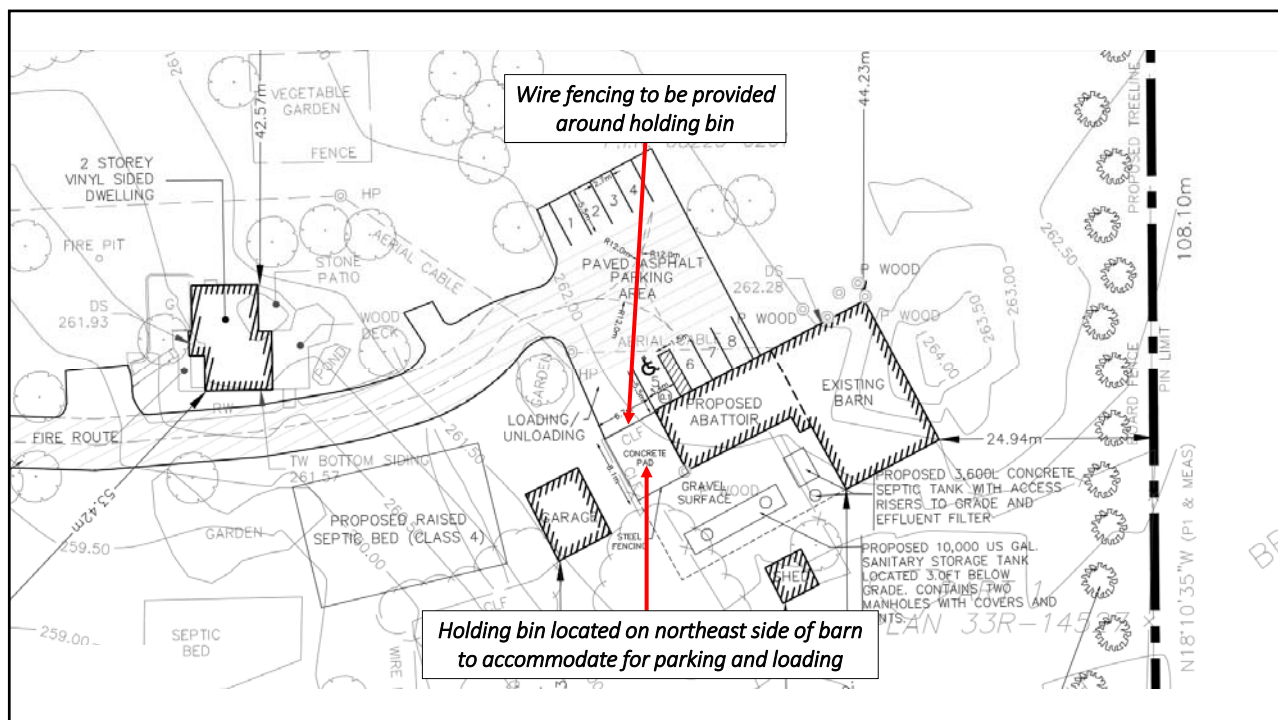
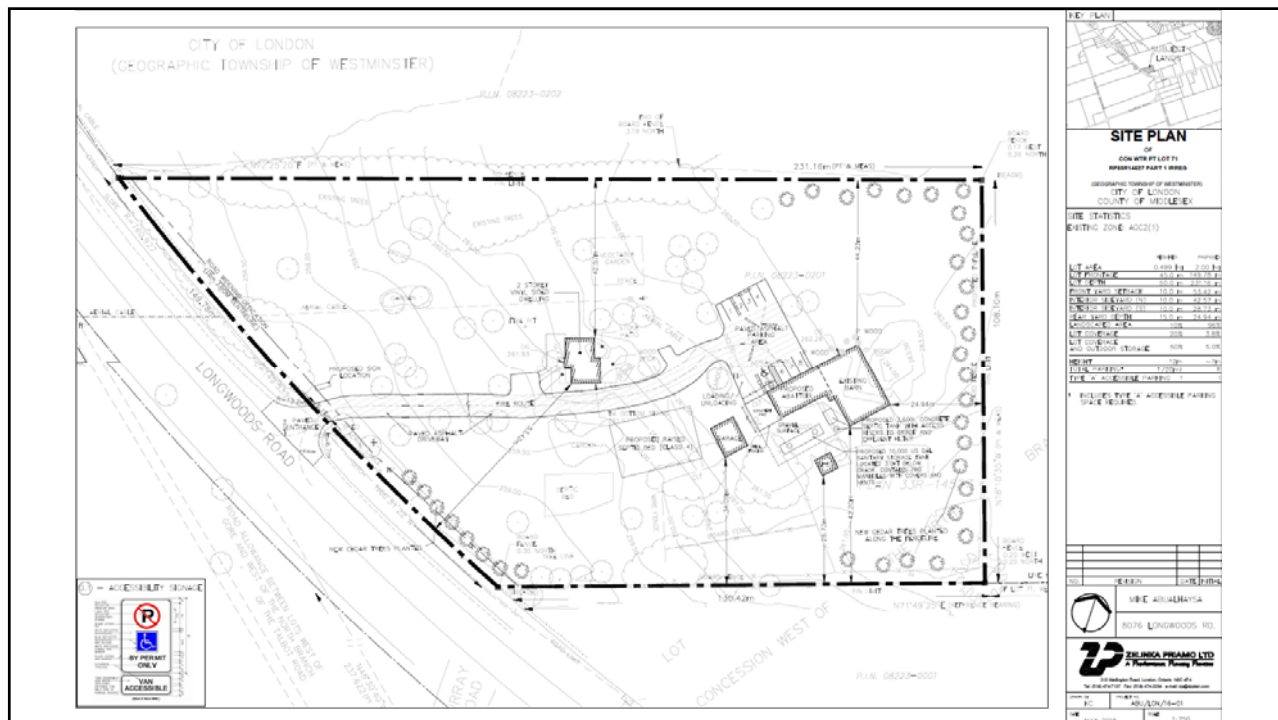
**London Quality Meats**



## Timeline

- **January 2017** – Zoning By-Law Amendment application deemed complete;
- **July 2017** – Council approved the Zoning By-Law Amendment application;
- **August 2017** – Council decision appealed to OMB by third party;
- **February 2018** – OMB appeal dismissed;
- **September 2018** – Site Plan Consultation occurred;
- **March 2019** – 1<sup>st</sup> Site Plan Approval submission; and,
- **June 2019** – 2<sup>nd</sup> Site Plan Approval Submission.









## Next Steps

- Continue to work collaboratively with Staff to address comments, including the discussed revisions; and,
- 3<sup>rd</sup> Site Plan submission anticipated shortly.



## Questions?



Bill No. 267  
2019

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 30<sup>th</sup> day of July,  
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 July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 268  
2019

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

A by-law to authorize and approve a Grant Recipient Agreement between the Canadian Plastics Industry Association, and The Corporation of the City of London and to authorize the Mayor and the City Clerk to execute the Agreement.

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 that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed appropriate for The Corporation of the City of London (the "City") to enter into a Grant Recipient Agreement with the Canadian Plastics Industry Association ("CPIA") to be a part of the Hefty® EnergyBag® Pilot Project to collect hard-to-recycle plastics – like juice pouches, candy wrappers and plastic dinnerware – at residential curbside, multi-residential buildings and residential drop-off depots and divert them from landfill and/or becoming litter by converting them into viable new resources; and the City and other Funders are prepared to support CPIA, and in return will receive operational experience and knowledge to be shared with others including those involved with the London Waste to Resources Innovation Centre program;

AND WHEREAS it is deemed appropriate to authorize the Mayor and the City Clerk to execute the Agreement on behalf of the City;

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

1. The Agreement between The Corporation of the City of London and the Canadian Plastics Industry Association, attached as Schedule A to this by-law, is hereby authorized and approved.
2. The Mayor and the City Clerk are hereby authorized to execute the Agreement authorized and approved under section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council July 30, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

## Schedule A

### **Grant Recipient Agreement**

**The Canadian Plastics Industry Association (CPIA)**, in collaboration with The Dow Chemical Company (Dow), has agreed to make a grant contribution to **The Corporation of the City of London, Ontario** (hereafter the “City”) through the Hefty® EnergyBag® Grant Program. The grant contribution is subject to the following terms and conditions (hereafter the “Contribution Agreement”).

**Project Overview:** The Hefty® EnergyBag® program collects hard-to-recycle plastics – like juice pouches, candy wrappers and plastic dinnerware – at residential curbside, multi-residential buildings and residential drop-off depots and diverts them from landfill by converting them into viable new resources.

CPIA’s role is to promote and administer the grant program. As such, CPIA will provide City with a grant exclusively for the establishment of a large-scale, pilot project with a goal of implementing a new full-scale, permanent Hefty® EnergyBag® program in London, Ontario.

- 1. Program Name:** Hefty® EnergyBag® Grant Program
- 2. Primary Partner Name:** Canadian Plastics Industry Association
- 3. Grant Partner Representative:** Joe Hruska, Vice President, Sustainability
- 4. Grant Recipient(s):** The City of London, Ontario
- 5. Grant Amount (\$):** **A)** Grant funding for City from Dow is **Cdn \$64,695**. Dow will also provide matching funding, up to an additional Cdn \$50,000, to those communities who commit their own funding by time of initial purchase of the Hefty® EnergyBag® orange bags. The City agrees to commit Cdn \$50,000, of which Dow will match Cdn \$50,000. **B)** CPIA will also provide funding in the amount of \$75,000 in 2019, and a yet-to-be determined amount in 2020.
- 6. Grant Conditions and Funding Distribution:** The grant offer is conditional on the following criteria being met, namely; 1) the initial order of Hefty® EnergyBag® orange bags is a minimum of 20,000 households. This level of participation must be reached within 6 months of program launch date, and 2) City agrees to actively and frequently promote the Hefty® EnergyBag® program on their website, through social media and using other forms of community outreach, beginning no later than one to two months prior to program launch.

Once the above conditions have been met, the grant will be distributed to the City prior to program launch once A) CPIA receives signed copy of this Grant Recipient Contribution Agreement from City, and B) CPIA receives signed Letter of Collaboration (LOC) from City (signed by all key local partners (City, Material Recovery Facility operator, Hauler, and Sponsors, if applicable) acknowledging their support and commitment to implement and operate a successful Hefty® EnergyBag® pilot project), and C) Dow and CPIA have formally announced the City as the grant recipient.

The grant money provided by CPIA is to be used solely for the purchase of the initial Hefty® EnergyBag® orange bags as part of the approved Hefty® EnergyBag® curbside collection program, related correspondence, and this Contribution Agreement. The funds may not be expended for any other purpose without CPIA’s prior written approval. Grant funds may not be re-granted or transferred to any other entity without CPIA’s permission, except as payment for goods or services to carry out the purposes of the grant. CPIA reserves the right to discontinue, modify or withhold any payments to be made under this grant award or to halt any further contributions of unpaid Grant funds, if it, in the CPIA’s sole discretion, determines such action is necessary: (1) because the City has not fully complied with the terms and conditions of



this Contribution Agreement, including timely implementation and successful management of program; (2) to protect the purpose and objectives of the grant or any other charitable activities of CPIA; or (3) to comply with any law or regulation applicable to the City, CPIA, Dow or this grant.

Upon request, the City will supply CPIA with any and all records of contributions or City activity related to the grant funding.

**In order to maintain program consistency and integrity, the City is required to submit any and all external communications, marketing and publicity that refers to the Hefty® EnergyBag® program or Hefty® EnergyBag® Grant program to CPIA, Dow, and Reynolds Consumer Products for review and approval before release. The City is required to adhere to the Hefty® EnergyBag® trademarks, logos and other distinctive brand features in accordance with the Hefty® EnergyBag® Brand Guidelines provided by Reynolds Consumer Products.**

In addition, the City agrees they will neither undertake nor cause, nor permit to be undertaken, any activity which is illegal under any laws, decrees, rules, regulations, treaties, or international directives in effect in Canada (including, without limitation, the Corruption of Foreign Public Officials Act and other applicable anti-corruption laws, Bill 198 (Canadian SOX), immigration and export laws, and applicable campaign finance and disclosure laws), or other applicable jurisdictions. The City agrees that, with funds from CPIA or from any other source, they will not, directly or indirectly, improperly give, offer, or promise, or authorize or tolerate to be given, offered, or promised, anything of value to any official, entity, or individual with the intent to (i) influence any act or decision of such official, entity, or individual, or (ii) induce such official, entity, or individual to use their influence to affect or influence any act or decision, in order to assist the City in any way. The City agrees to notify CPIA immediately of any extortive solicitation, demand, or other request for anything of value, by or on behalf of any official, entity, or individual, relating to the City work on behalf of its stakeholders and contributors.

Grant funding may not be used to intervene in any election, support or oppose any political party or candidate for public office, engage in a substantial amount of lobbying, or for fundraising, litigation, or terrorist activities.

**7. Implementation Plan and Timeline:**

<b>Activity</b>	<b>Timing</b>	<b>Implementation / Responsibility</b>
<b>1) Identify Program Collaborators</b>	<b>Within 1 month after receipt of signed agreement</b>	The City is responsible to identify acceptable community stakeholders (ex: materials recovery facilities, haulers, sponsor(s),) best suited for program success in approved community. The City will also assist identifying end market user facilities.
<b>2) Program Implementation</b>	<b>&lt; 6 months after receipt of signed agreement</b>	The City is responsible to work with local partners to implement the Hefty® EnergyBag® program in designated community and distribute approved communications announcing the program (with approval from Dow and Reynolds Consumer Products as noted above). Dow, CPIA and City will jointly work together to ensure that all collected materials are sent to various recycling and/or energy recovery end markets and that no materials will be sent to landfill with the exception of items that might be collected but are considered contaminants (e.g., metal cans, glass container, etc.).  Table continued

Activity	Timing	Implementation / Responsibility
<b>3) Program Data Collection</b>	<b>After program launch</b>	The City is responsible to collect and report data measurements including bags collected (# & lbs./kgs.) every month, as well as Hefty® EnergyBag® material composition data every 6 months, for the first 2 years, determining the quality of materials collected by package and plastic types. The composition audits will allow City to focus household communications as to what should & should not be put in the orange bags.
<b>4) Program Institutionalized</b>	<b>Every month after program launch</b>	City is responsible for ongoing tracking of key metrics and monthly reports to CPIA & Dow for the first 2 years, as detailed below.

### 8. Monitoring, Evaluation and Learning:

- A baseline measurement of recycling rates and MRF contamination will be taken at the on-set of the project. The City will work with the local MRF to acquire this information.
- Measurement throughout the programs will also be conducted by the City with assistance from local MRF. This includes monthly measuring of the number and weight of Hefty® EnergyBag® orange bags collected (# & lbs/kgs.). Additional measurements are included in the table below.
- The City will submit quarterly reports to CPIA & Dow detailing progress of key objectives and timelines, and a narrative summarizing expenditures of the grant funds, if requested. The City will promptly provide any additional information, reports and documents reasonably requested by CPIA and/or Dow during the first two years from program launch.

Key Objectives/Metrics	Outcome indicator
1. Successful implementation of Hefty® EnergyBag® program	- Curbside Hefty® EnergyBag® program available to full community, or in phases of a minimum 20,000 households per phase. - Target by end of initial 2 years is ~30% of households are participating in Hefty® EnergyBag® program
2. Increase the amount of plastic waste diverted from landfills	- # and pounds of Hefty® EnergyBag® orange bags collected - Total amount of plastics collected - % change in waste diverted from landfills based on collected Hefty® EnergyBag® orange bags - % of contaminants in orange bags by packaging and plastic types as determined via composition audits
3. Reduce contamination in MRF recycling streams	- % change in non-recycled plastics removed from recycling stream

On behalf of the City, I hereby understand and agree to the foregoing grant contribution terms and conditions, and hereby certify my authority to execute this Contribution Agreement on the City's behalf.

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Ed Holder

Title: Mayor  
The Corporation of the City of London

Date:

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Joe Hruska

Title: Vice President Sustainability  
The Canadian Plastics Industry  
Association

Date:

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Catharine Saunders

Title: City Clerk  
  
The Corporation of the City of London

Date:

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Carol Hochu

Title: President & CEO  
  
The Canadian Plastics Industry  
Association

Date:

Bill No. 269  
2019

By-law No. CPOL.-\_\_\_\_\_ - \_\_\_\_\_

A by-law to enact a new Council policy entitled  
“Contracting for Legal 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 Council of The Corporation of the City of London wishes to enact a new Council Policy entitled “Contracting for Legal Services”;

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

1. The policy entitled “Contracting for Legal Services”, 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 July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

## Schedule “A”

### Contracting for Legal Services

**Policy Name:** Contracting for Legal Services

**Legislative History:** Enacted July 30, 2019 (By-law No. CPOL.-\_\_\_\_\_)

**Last Review Date:** July 23, 2019

**Service Area Lead:** Managing Director, Corporate Services & City Solicitor

#### 1. Policy Statement

The objective of this Policy is to identify the circumstances under which outside counsel may be engaged to assist with the delivery of legal services.

Contracting for legal services is intended to respect the spirit of the budget process and the City’s Procurement of Goods and Services Policy, while considering the practical realities of the legal system and the environment in which the City operates.

The Policy intends that the City be able to contract for legal services with knowledgeable, skilled and motivated private sector law firms and law practitioners, in a manner that effectively and efficiently meets the City’s operational requirements.

#### 2. Applicability

This Policy applies whenever a contract for services is contemplated with a law firm, practicing lawyer or paralegal, whether or not the intention is to contact for conventional legal services.

This Policy applies to all contracts for legal services between the City and private sector law firms and law practitioners, unless the Council directs otherwise.

#### 3. The Policy

##### 3.1 Role of City Solicitor

- a) This Policy requires that the City Solicitor determine whether any request by a Service Area for the outsourcing of legal services should be approved.
- b) No Service Area is permitted to enter into a contract with a law firm, practicing lawyer or paralegal, without first having obtained the approval of the City Solicitor.

##### 3.2 Decision Concerning Outsourcing Request

- a) The City Solicitor, in consultation with the Service Area that bears responsibility for payment of the expense of contracted legal services, is to decide whether such work should be outsourced.
- b) The decision to outsource must be duly justified on the basis of the following factors, as applicable:
  - capacity within the City Solicitor’s Office
  - timelines and level of urgency
  - level and impact of risk to the City
  - experience and expertise requirements
  - whether funding for the expenditure has been approved
  - statutory requirements
  - security considerations
  - conflict of interest considerations
  - public interest considerations; and
  - unique considerations associated with the work

### **3.3 Appointment and Contracting**

Once the outside legal work is approved, the authority to formalize the appointment and enter into a contract with the approved firm or practitioner is exercised by the City Solicitor.

### **3.4 Instructing, Monitoring and Assessment of Accounts**

The City Solicitor instructs the firm or practitioner and monitors the work performance in light of the requirements of the contract for legal services. Assessment may be required at the discretion of the City Solicitor.

### **3.5 Accountabilities**

The City Solicitor is accountable to Council for contracting for legal services with private sector law firms and law practitioners.

Service Area Leads are accountable to Council for ensuring that contracting for legal services with private sector law firms and law practitioners is referred to the City Solicitor for sourcing, selection, appointment and contracting of Legal Services, in accordance with this policy.

Service Area Leads are also responsible for ensuring that all accounts for legal services are funded through an approved source.

Bill No. 270  
2019

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

A by-law to amend the Official Plan for the City  
of London, 1989 relating to 1631-1649  
Richmond Street.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No. #**  
**to the**  
**Official Plan for the City of London**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend a policy in Sections 3.5.25 and 3.5.26 of the Official Plan for the City of London to permit a maximum height of 7-stories for apartment buildings and to remove townhouse permissions.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1631-1649 Richmond Street in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and is in conformity with the 1989 Official Plan. The recommended amendment will facilitate the development of a residential apartment building which is compatible with the surrounding land uses.

D. THE AMENDMENT

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

1. Section 3.5.25 of the Official Plan for the City of London is repealed in its entirety and replaced with the following:

The subject lands are located on the west side of Richmond Street, south of Hillview Boulevard, including the lands that are municipally known as 1643, 1649 and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along a future rapid transit corridor, and are adjacent to Masonville Mall, a regional activity and employment centre. Given the prominent location of the subject lands, it is desirable to increase the scale of development and range of uses permitted on these lands. It is intended that the following site-specific policies will facilitate the development of an aesthetically pleasing, functional and transit-supportive development which simultaneously preserves the residential amenity of the abutting low density residential lands to the west. A limited amount of medical/dental office space within a mixed-use building may be provided to service surrounding neighbourhoods and provide an effective pedestrian oriented interface with the corner of Richmond Street and Hillview Boulevard. Future development of these lands shall be generally in accordance with a conceptual block development plan developed in support of a Zoning By-law amendment application which meets the general intensification criteria outlined in Section 3.2.3 and the Urban Design Principles outlined in Section 11 of the Official Plan as well as the following site-specific policies:

- a) For the lands located at 1643 and 1649 Richmond Street, the permitted uses shall include apartment buildings. For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings and small-scale medical/dental offices up to a maximum gross floor area of 430m<sup>2</sup> within the ground floor of an apartment building. For the lands located at 1643, 1649 and 1653 Richmond Street, the location of apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west.



- b) Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum density of 200 units per hectare shall be permitted, subject to the regulations of the Zoning By-law. A maximum height of up to 6-storeys shall be permitted for 1653 Richmond Street and a maximum height of up to 7-storeys shall be permitted for 1643 and 1649 Richmond Street, subject to the regulations of the Zoning By-law.
- c) The development of the subject lands will occur in a comprehensive manner wherein internal driveway connections are required to connect various phases of development and redevelopment as well as properties to the south including 1607-1639 Richmond Street. The properties at 1607-1639 Richmond Street will be developed for residential uses and include convenience commercial uses at 1631 and 1635 Richmond Street. Similarly, mutual access to underground parking facilities may be provided to properties within this block to connect various phases of development. Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all of the subject properties identified in this special policy as well as all properties located south of the subject lands, on the west side of Richmond Street including 1607-1639 Richmond Street.
- d) Applications for Zoning By-law amendments will require the submission of a comprehensive block development plan which shall include a site plan and conceptual building elevations, which conform to the policies of this Section. Holding provisions may be utilized to ensure a development agreement is entered into with the City of London which provides assurances that the ultimate form of development be consistent with the conceptual block development plan. The requirement to provide a conceptual block development plan is intended to ensure that development, which may occur in phases over time, generally appears and functions as a comprehensive development.
- e) Other principles that will guide the development of the conceptual block development plan and the associated zoning regulations include:
  - i) Minimum setback distances from low density residential properties to the west shall be specified in the Zoning By-law in order to provide for significant buffering opportunities.
  - ii) The construction of below-grade parking shall be required. Limited opportunities for surface parking may be provided. Above-grade parking structures shall not be permitted. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space requirements specified in the Zoning By-law.
  - iii) Apartment buildings shall include primary entrances oriented toward the Richmond Street corridor. Primary entrances may be oriented toward the corner of Richmond Street and Hillview Boulevard along the northern portion of the site.
  - iv) Yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
  - v) Existing vegetation along the western property line shall be retained to the greatest extent possible with additional vegetation maximized to provide for privacy between the subject lands and the abutting low density residential uses to the west.

2. Section 3.5.26 of the Official Plan for the City of London is repealed in its entirety and replaced with the following:

The Richmond Street-Old Masonville area is located on the west side of Richmond Street between Shavian and Hillview Boulevards on lands that are municipally known as 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along an important transit corridor, and are adjacent to Masonville Mall, a regional activity centre and major node. Given the prominent location, it is desirable to increase the net residential density of these lands to facilitate the development of an aesthetically pleasing, functional, and transit-supportive residential development while simultaneously preserving the residential amenity of the abutting low density residential lands to the west and south, and providing for a limited amount of accessory commercial space intended to service the day-to-day convenience needs of the future residents and immediate neighbourhood. Future development of these lands shall be consistent with the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines which have been adopted pursuant to Section 19.2 of the Official Plan.

- a) In addition to the requirements identified in the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, the key principles to be implemented through the development of these lands include the following:
- Increasing setback distances from low density residential areas to the west and south of the subject lands to provide for enhanced buffering opportunities.
  - Facilitating appropriate intensity by establishing a cap on the number of bedrooms at 3 per dwelling unit.
  - Apartment buildings shall be required to include a mix of 1, 2, and 3 bedroom units.
  - Mitigation of impacts onto the surrounding established low density residential neighbourhood by lowering the maximum height of townhouse dwellings and restricting the above-grade height of basements through the use of zoning regulations.
  - Implementing a mix of at-grade and below-grade parking to provide opportunities for more landscaped open space. Above-grade parking decks shall not be permitted. Below-grade parking shall be utilized in the development of the properties located at 1631, 1635, 1639, 1643, 1649 and 1653 Richmond Street in the event that parking requirements cannot be provided at grade without an accompanying reduction in the lot coverage and/or landscaped open space coverage regulations.
  - Apartment buildings shall be oriented toward the Richmond Street corridor as well as Hillview Boulevard along the northern perimeter.
  - Front yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
  - Decreasing the height of the buildings from east to west and from north to south such that the greatest heights shall be located at the northern and eastern portions of the subject lands with lower heights along the western and southern portion of the subject lands.
  - Retaining existing vegetation and providing for dense landscaping to maximize privacy between the subject

lands and the abutting low density residential properties to the west and south.

- Limiting the number of townhouse dwellings to four per block to break up the visual massing.
- Require the comprehensive development of these lands through the use of internal driveway access and limited mutual access points.

b) In addition to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines and the key principles identified above, the following policies will provide additional guidance for the development of these lands:

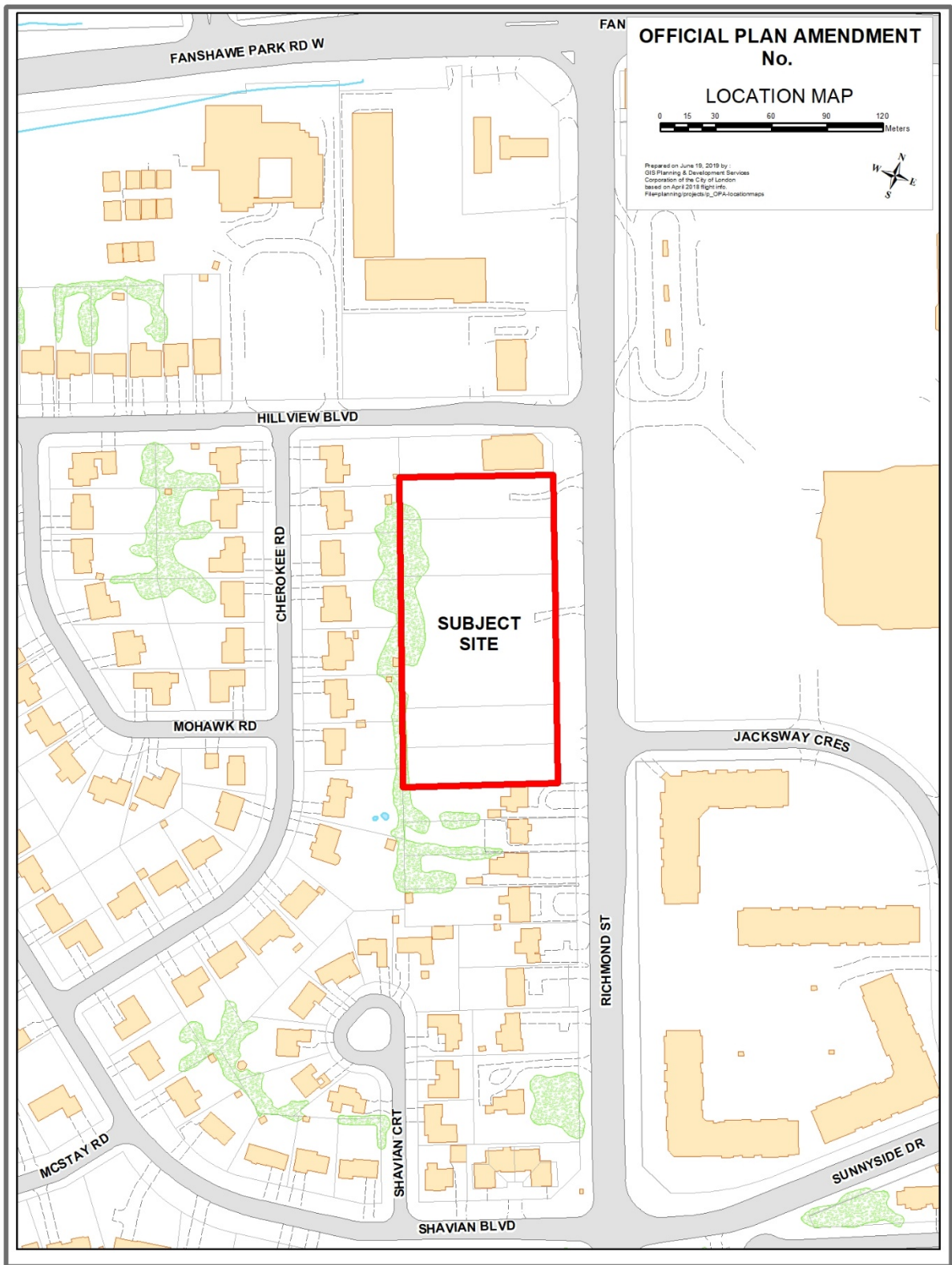
- i) For the lands located at 1607, 1609, and 1611 Richmond Street, the permitted uses shall be cluster townhouses and cluster stacked townhouses. The location of the cluster stacked townhouses shall be restricted to the eastern portion of 1609 and 1611 Richmond Street, directly abutting the Richmond Street corridor, thereby locating the maximum heights and densities away from the abutting low density residential lands to the south and west. To implement these uses, a maximum net density of 45 units per hectare shall be permitted and the maximum height of the permitted uses shall be regulated by the Zoning By-law. Mutual access to Richmond Street may be required through these properties and, if so, it shall be provided for the benefit of all the subject properties identified in this Special Policy.
- ii) For the lands located at 1615, 1619, 1623, and 1627 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding the density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 150 units per hectare shall be permitted and a maximum height of four-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.
- iii) For the lands located at 1631, 1635, and 1639 Richmond Street, the permitted uses shall include apartment buildings and limited convenience commercial uses on the ground floor of the apartment building which service the day-to-day convenience needs of the residents of the immediate neighbourhood. Any commercial uses must be integrated within the residential apartment building and are not intended to be within a “stand-alone” commercial structure. The exact range of permitted convenience commercial uses shall be specified in the Zoning By-law. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwelling to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of 7-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

Mutual access to Richmond Street shall be provided opposite Jacksway Crescent for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space coverage requirements.

- iv) For the lands located at 1643 and 1649, the permitted uses shall include apartment buildings. For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings and small-scale medical/dental offices up to a maximum gross floor area of 430m<sup>2</sup> within the ground floor of an apartment building. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum density of 200 units per hectare shall be permitted, subject to the regulations of the Zoning By-law. A maximum height of up to 6-storeys shall be permitted for 1653 Richmond Street and a maximum height of up to 7-storeys shall be permitted for 1643 and 1649 Richmond Street, subject to the regulations of the Zoning By-law.

Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space coverage requirements.

# Location Map



Bill No. 271  
2019

By-law No. C.P.-1512(\_\_\_\_)-\_\_\_\_

A by-law to amend The London Plan for the  
City of London, 2016 relating to 1631-1649  
Richmond Street.

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. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 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 a policy in Sections 823\_ and 825\_ of The London Plan for the City of London to permit a maximum height of 7-storesys for apartment buildings and to remove townhouse permissions.

**B. Location of this Amendment**

This Amendment applies to lands located at 1631-1649 Richmond Street in the City of London.

**C. Basis of the Amendment**

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and is in conformity with the in-force policies of The London Plan. The recommended amendment will facilitate the development of a residential apartment building which is compatible with the surrounding land uses.

**D. The Amendment**

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

*The London Plan* is hereby amended as follows:

1. Specific policy 823\_ for the Transit Village Place Type of The London Plan for the City of London is repealed in its entirety and replaced with the following:

823\_ In addition to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines and the key principles identified above, the following policies will provide additional guidance for the development of these lands:

1. For the lands located at 1607, 1609, and 1611 Richmond Street, the permitted uses shall be cluster townhouses and cluster stacked townhouses. The location of the cluster stacked townhouses shall be restricted to the eastern portion of 1609 and 1611 Richmond Street, directly abutting the Richmond Street corridor, thereby locating the maximum heights and densities away from the abutting low density residential lands to the south and west. To implement these uses, a maximum net density of 45 units per hectare shall be permitted and the maximum height of the permitted uses shall be regulated by the Zoning By-law.
2. Mutual access to Richmond Street may be required through these properties and, if so, it shall be provided for the benefit of all the subject properties identified in this specific policy.
3. For the lands located at 1615, 1619, 1623, and 1627 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding the general Transit Village Place Type policies, a maximum net density of 150 units per hectare shall be permitted and a maximum height of four

storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

4. For the lands located at 1631, 1635, and 1639 Richmond Street, the permitted uses shall include apartment buildings and limited convenience commercial uses on the ground floor of the apartment building which service the day-to-day convenience needs of the residents of the immediate neighbourhood. Any commercial uses must be integrated within the residential apartment building and are not intended to be within a “stand-alone” commercial structure. The exact range of permitted convenience commercial uses shall be specified in the Zoning By-law. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding the general Transit Village Place Type policies, a maximum net density of 200 units per hectare and a maximum height of seven storeys shall be permitted for the apartment building, subject to the regulations of the *Zoning By-law*.

2. Specific policy 825\_ for the Transit Village Place Type of The London Plan for the City of London is repealed in its entirety and replaced with the following:

825\_ The subject lands are located on the west side of Richmond Street, south of Hillview Boulevard, including the lands that are municipally known as 1643, 1649 and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along a future rapid transit corridor, and are adjacent to Masonville Mall, a regional activity and employment centre. Given the prominent location of the subject lands, it is desirable to increase the scale of development and range of uses permitted on these lands. It is intended that the following site-specific policies will facilitate the development of an aesthetically pleasing, functional and transit-supportive development which simultaneously preserves the residential amenity of the abutting low density residential lands to the west. A limited amount of medical/dental office space within a mixed-use building may be provided to service surrounding neighbourhoods and provide an effective pedestrian-oriented interface with the corner of Richmond Street and Hillview Boulevard. Future development of these lands shall be generally in accordance with a conceptual block development plan developed in support of a zoning by-law amendment application which meets the Intensification policies in the Our City part, and City Design chapter of this Plan, as well as the following site specific policies:

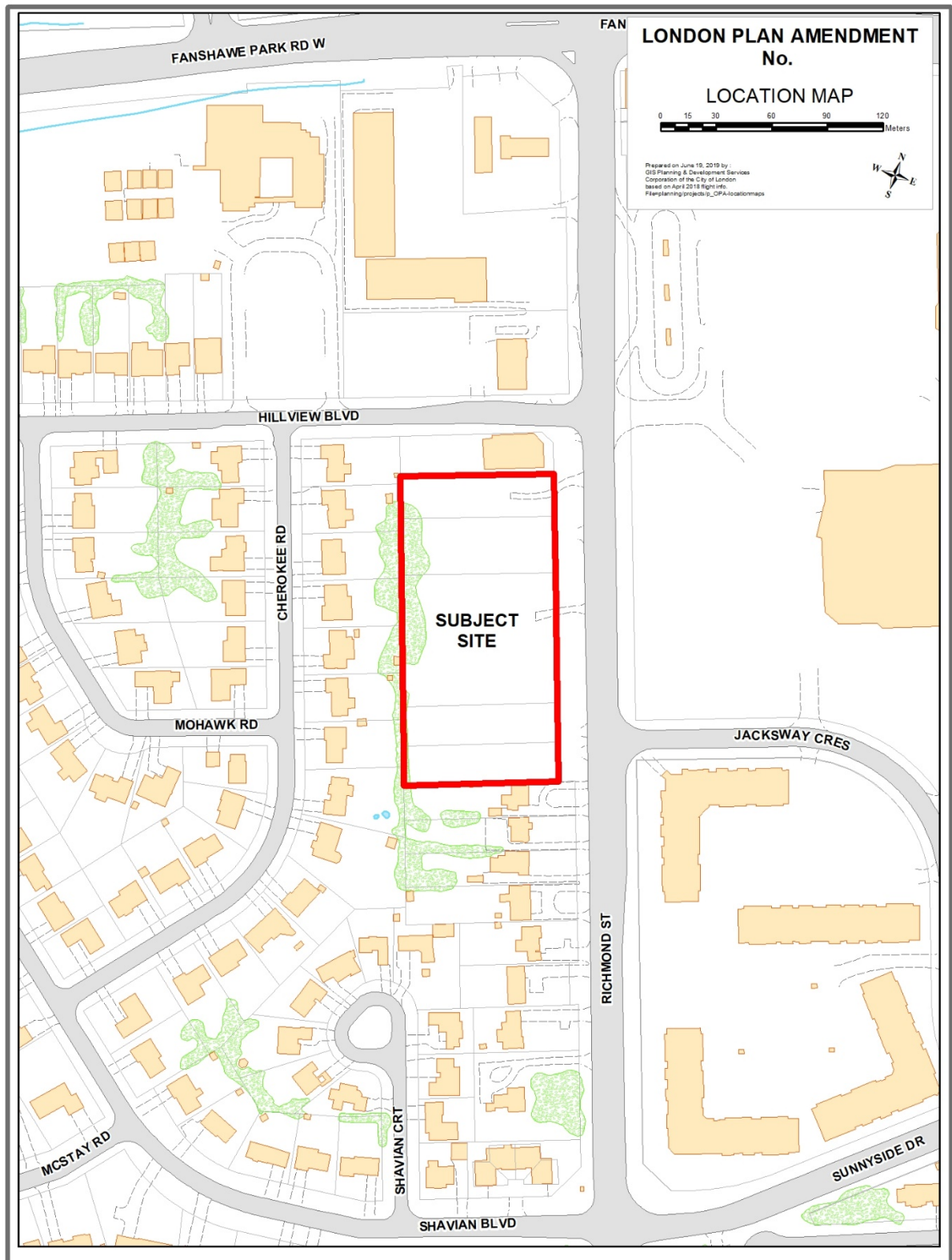
1. For the lands located at 1643 and 1649 Richmond Street, the permitted uses shall include apartment buildings. For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings and small-scale medical/dental offices up to a maximum gross floor area of 430m<sup>2</sup> within the ground floor of an apartment building. For the lands located at 1643, 1649 and 1653 Richmond Street, the location of apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west.
2. Notwithstanding the height and density maximums identified in the general Transit Village Place Type policies, a maximum density of 200 units per hectare shall be permitted, subject to the regulations of the *Zoning By-law*. A maximum height of up to six storeys shall be permitted for 1653 Richmond Street and a maximum height of



up to seven storeys shall be permitted for 1643 and 1649 Richmond Street, subject to the regulations of the *Zoning By-law*.

3. The development of the subject lands will occur in a comprehensive manner wherein internal driveway connections are required to connect various phases of development and redevelopment as well as properties to the south including 1607-1639 Richmond Street. Similarly, mutual access to underground parking facilities may be provided to properties within this block to connect various phases of development. Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all of the subject properties identified in this specific policy as well as all properties located south of the subject lands, on the west side of Richmond Street including 1607-1639 Richmond Street.
4. Applications for zoning by-law amendments will require the submission of a comprehensive block development plan which shall include a site plan and conceptual building elevations, which conform to the policies of this section. Holding provisions may be utilized to ensure a development agreement is entered into with the City of London which provides assurances that the ultimate form of development be in accordance with the conceptual block development plan. The requirement to provide a conceptual block development plan is intended to ensure that development, which may occur in phases over time, generally appears and functions as a comprehensive development.
5. Other principles that will guide the development of the conceptual block development plan and the associated zoning regulations include:
  - a. Minimum setback distances from low density residential properties to the west shall be specified in the Zoning By-law in order to provide for significant buffering opportunities.
  - b. The construction of below-grade parking shall be required. Limited opportunities for surface parking may be provided. Above-grade parking structures shall not be permitted. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the lot coverage and landscaped open space requirements specified in the Zoning By-law.
  - c. Apartment buildings shall include primary entrances oriented toward the Richmond Street corridor. Primary entrances may be oriented toward the corner of Richmond Street and Hillview Boulevard along the northern portion of the site.
  - d. Yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
  - e. Existing vegetation along the western property line shall be retained to the greatest extent possible with additional vegetation maximized to provide for privacy between the subject lands and the abutting low density residential uses to the west.

# Location Map



Bill No. 272  
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to part of 124 St. James Street.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No.**  
**to the**  
**Official Plan for the City of London**

A. Purpose of this Amendment

The purpose of this Amendment is to amend the policies of Section 3.5.3 ii) – St. George/Grosvenor Neighbourhood – Multi-family, Medium Density Residential, to permit the use of a portion of 124 St. James Street contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for high density residential uses only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street.

B. Location of this Amendment

This Amendment applies to lands located at part of 124 St. James Street in the City of London.

C. Basis of the Amendment

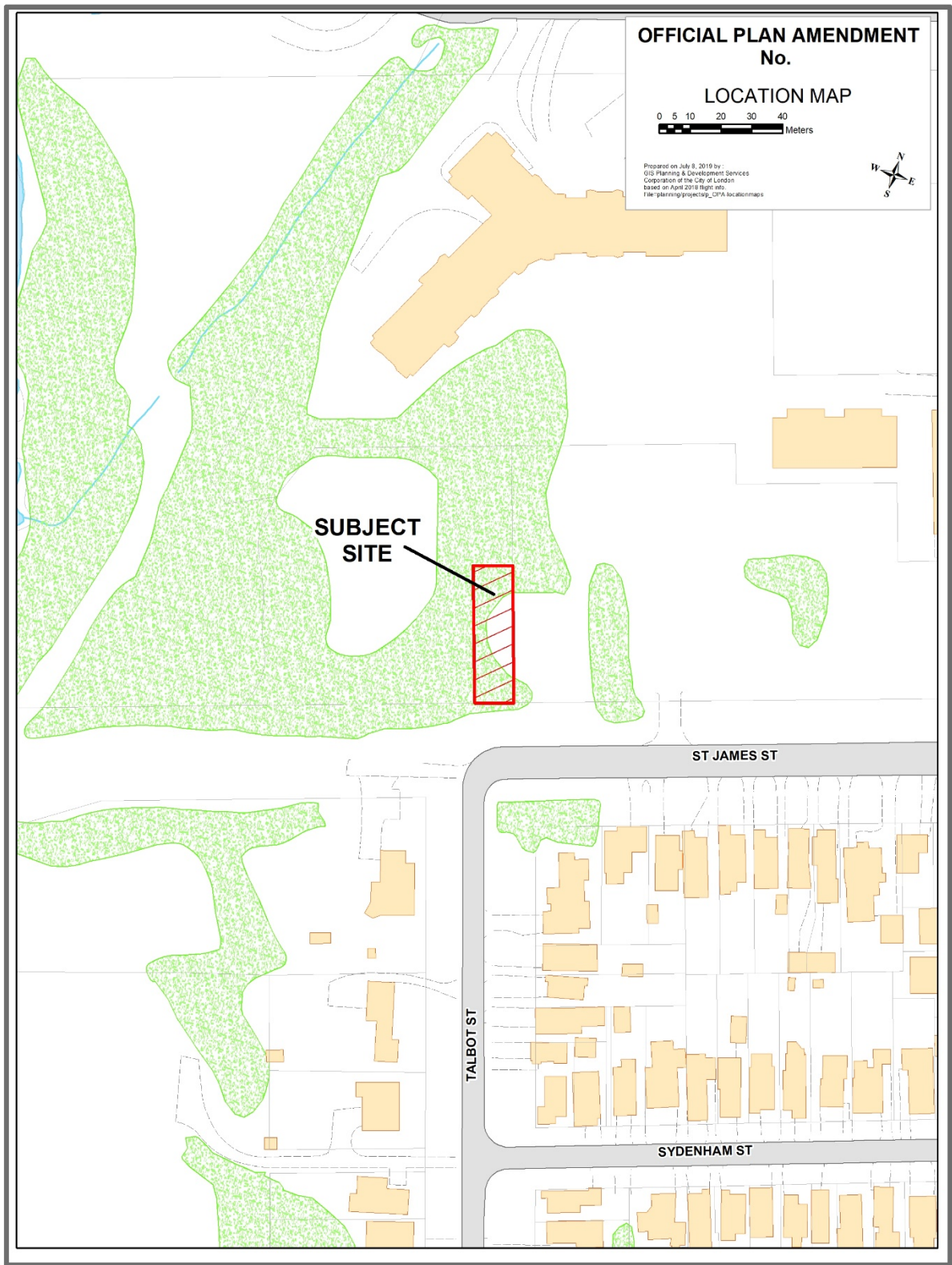
This amendment applies only to lands that are proposed to be severed and consolidated with the adjacent lands at 112 St. James Street, which is already zoned for development. The proposal provides a planning benefit by facilitating the direct alignment of the private driveway access with the terminus of Talbot Street where it meets St. James Street in order to provide improved traffic control and safety at this intersection. It also regularizes the property fabric. While the intent of the Official Plan is that additional areas will not be designated for high density residential uses without a re-evaluation of the St. George/Grosvenor Secondary Plan and a subsequent decision by Council to amend the Official Plan, a comprehensive review is not considered necessary for a marginal increase in the lot area to be consolidated with abutting lands which are proposed to be developed for an apartment building that is permitted by the existing zoning. The consideration of new high density residential uses for the balance of the lands between the subject lands and St. George Street should be subject to a more comprehensive review in accordance with the intent of the St. George/Grosvenor Neighbourhood policies.

D. The Amendment

The Official Plan for the City of London is hereby amended by adding the following new paragraph at the end of Section 3.5.3 ii), after “Secondary uses permitted will exclude new office buildings, office conversions and commercial recreation facilities.”

1. Notwithstanding policies of Section 3.5.3 to the contrary, high density residential uses may be permitted on that portion of 124 St. James Street that is contiguous with 112 St. James Street and has an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, only in conjunction with the development of a high density apartment building on the lands at 112 St. James Street.

# Location Map



Bill No. 273  
2019

By-law No. C.P.-1512(\_\_)-\_\_

A by-law to amend The London Plan for the  
City of London, 2016 relating to part of 124 St.  
James Street.

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. The Amendment shall come into effect in accordance with subsection  
17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 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 1022\_ - St. George/ Grosvenor Neighbourhood – Medium Density Residential of The London Plan for the City of London, to permit the use of a portion of 124 St. James Street contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for high density residential uses only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street.

**B. Location of this Amendment**

This Amendment applies to lands located at part of 124 St. James Street in the City of London.

**C. Basis of the Amendment**

This amendment applies only to lands that are proposed to be severed and consolidated with the adjacent lands at 112 St. James Street, which is already zoned for development. The proposal provides a planning benefit by facilitating the direct alignment of the private driveway access with the terminus of Talbot Street where it meets St. James Street in order to provide improved traffic control and safety at this intersection. It also regularizes the property fabric. While the intent of the Official Plan is that additional areas will not be designated for high density residential uses without a re-evaluation of the area and a subsequent decision by Council to amend the Official Plan, a comprehensive review of the area is not considered necessary for a marginal increase in the lot area to be consolidated with abutting lands which are proposed to be developed for an apartment building that is permitted by the existing zoning. The consideration of new high density residential uses for the balance of the lands between the subject lands and St. George Street should be subject to a more comprehensive review in accordance with the intent of the St. George/Grosvenor Neighbourhood policies.

**D. The Amendment**

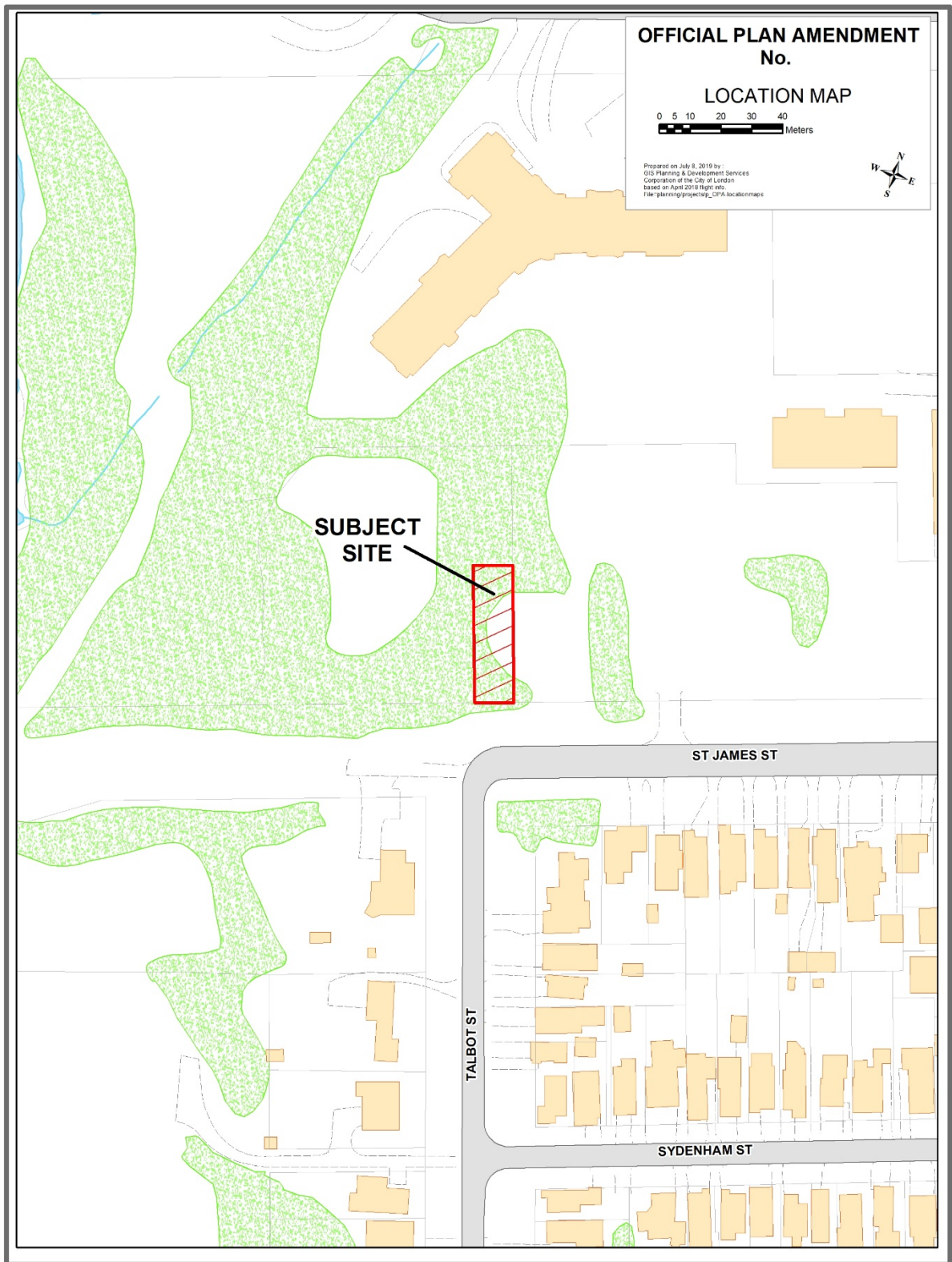
The London Plan for the City of London is hereby amended as follows:

*The London Plan* is hereby amended as follows:

1. Policy 1022\_ - St. George/Grosvenor Neighbourhood – Medium Density Residential of The London Plan for the City of London is amended by adding the following new paragraph after “Secondary uses permitted will exclude new office buildings, office conversions and commercial recreation facilities.”

Notwithstanding Policy 1019\_ to the contrary, high density residential uses may be permitted on that portion of 124 St. James Street that is contiguous with 112 St. James Street and has an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, only in conjunction with the development of a high density apartment building on the lands at 112 St. James Street.

# Location Map





Bill No. 274  
2019

By-law No. C.P.-1512( )-\_\_\_\_\_

A by-law to amend The London Plan for the  
City of London, 2016 relating to 3080 Bostwick  
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. The Amendment shall come into effect in accordance with subsection  
17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No. #**  
**to**  
**The London Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add the Urban Design Guidelines for 3080 Bostwick Road to the list of guideline documents in Policy 1716, City Design Guidelines, of The London Plan for the City of London.

**B. Location of this Amendment**

This Amendment applies to lands located at 3080 Bostwick Road in the City of London.

**C. Basis of the Amendment**

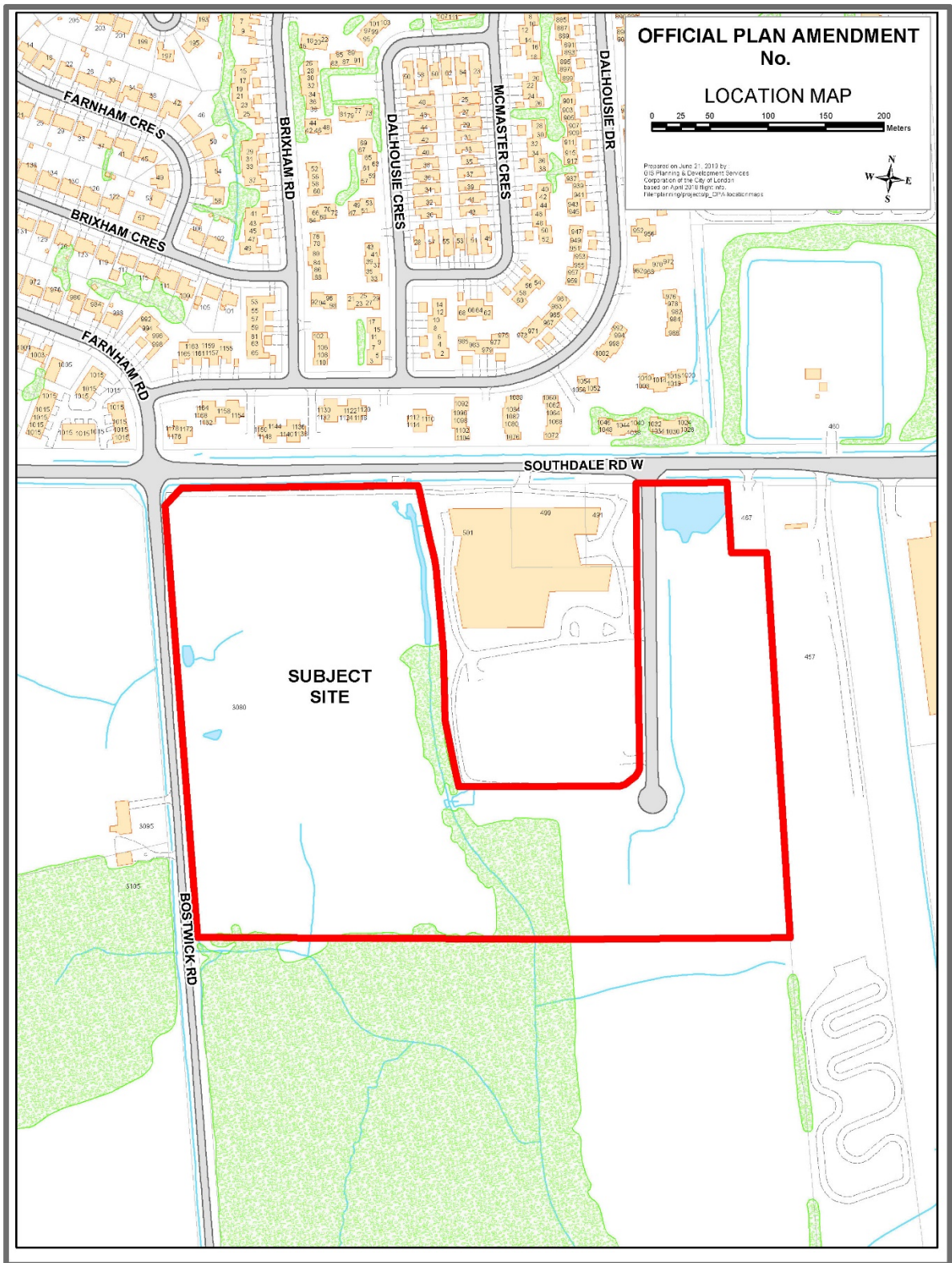
The Urban Design Guidelines for 3080 Bostwick Road provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

**D. The Amendment**

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

Policy 1716\_

#. Urban Design Guidelines for 3080 Bostwick Road



Bill No. 275  
2019

By-law No. C.P.-1512( )-\_\_\_\_

A by-law to amend The London Plan for the City of London, 2016 relating to 3080 Bostwick 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. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor  
Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No. #**  
**to**  
**The London Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a new policy in Section 1565\_5 of The London Plan (Southwest Area Secondary Plan) for the City of London to add the Urban Design Guidelines for 3080 Bostwick Road to the Bostwick Residential Neighbourhood.

**B. Location of this Amendment**

This Amendment applies to lands located at 3080 Bostwick Road in the City of London.

**C. Basis of the Amendment**

Section 1565\_5 of The London Plan is the Southwest Area Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add the Urban Design Guidelines for 3080 Bostwick Road to provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

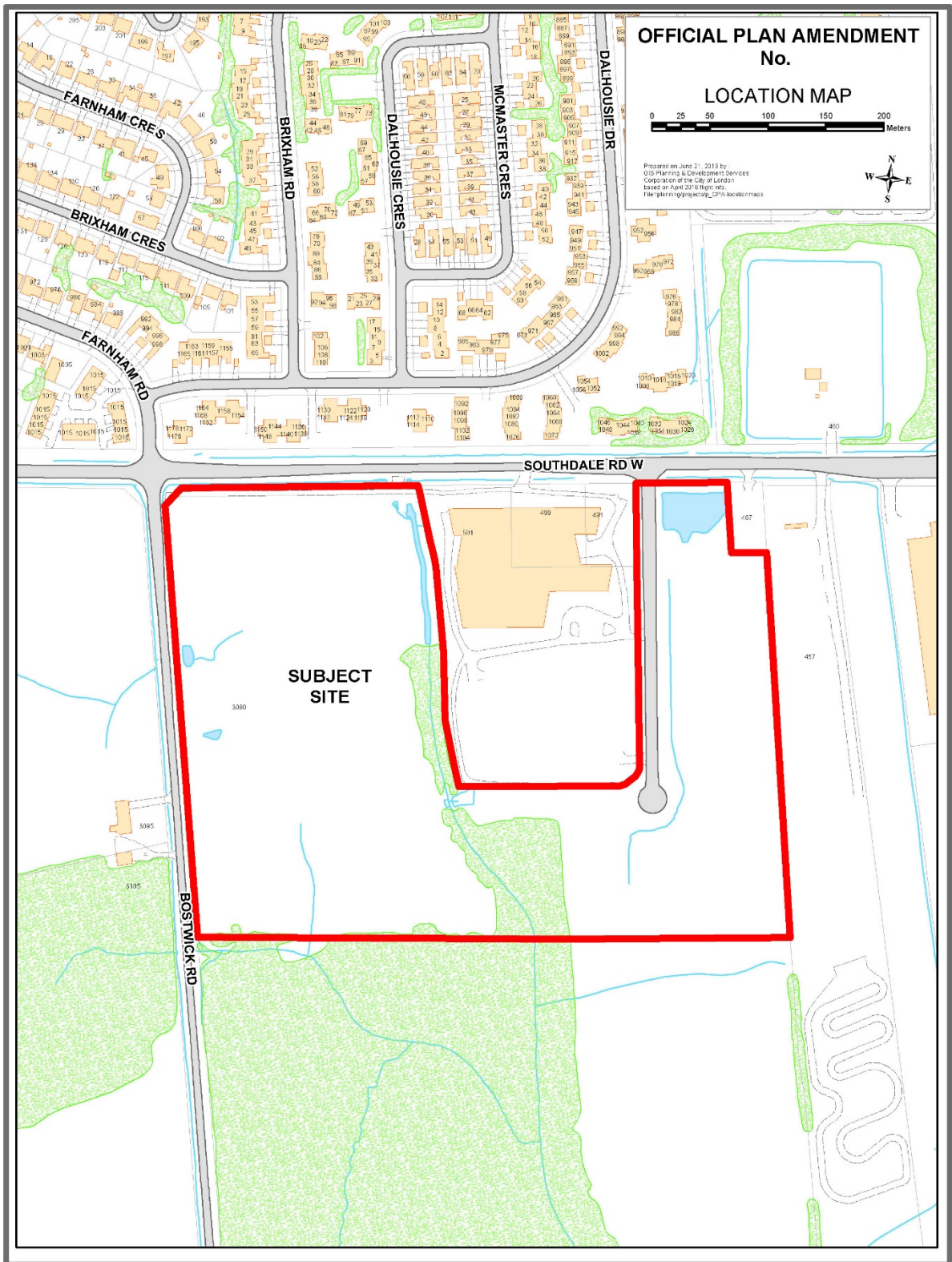
**D. The Amendment**

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

Section 20.5.9.2 “Bostwick Residential Neighbourhood – High Density Residential” of the Official Plan – Southwest Area Secondary Plan for the City of London is amended by adding the following:

- \_\_\_) The property municipally known as 3080 Bostwick Road is subject to the Urban Design Guidelines for 3080 Bostwick Road.

# Location Map



Bill No. 276  
2019

By-law No. C.P.-1512( )-\_\_\_\_\_

A by-law to amend The London Plan for the City of London, 2016 relating to Sites 1 and 5 at 3080 Bostwick 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. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No.**  
**to**  
**The London Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a new policy in Section 1565\_5 of The London Plan (Southwest Area Secondary Plan) for the City of London to add Sites 1 and 5 to list of locations that permit convenience commercial uses.

**B. Location of this Amendment**

This Amendment applies to Sites 1 and 5 at 3080 Bostwick Road in the City of London.

**C. Basis of the Amendment**

Section 1565\_5 of The London Plan is the Southwest Area Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add Sites 1 and 5 of 3080 Bostwick Road to the list of locations that permit convenience commercial uses.

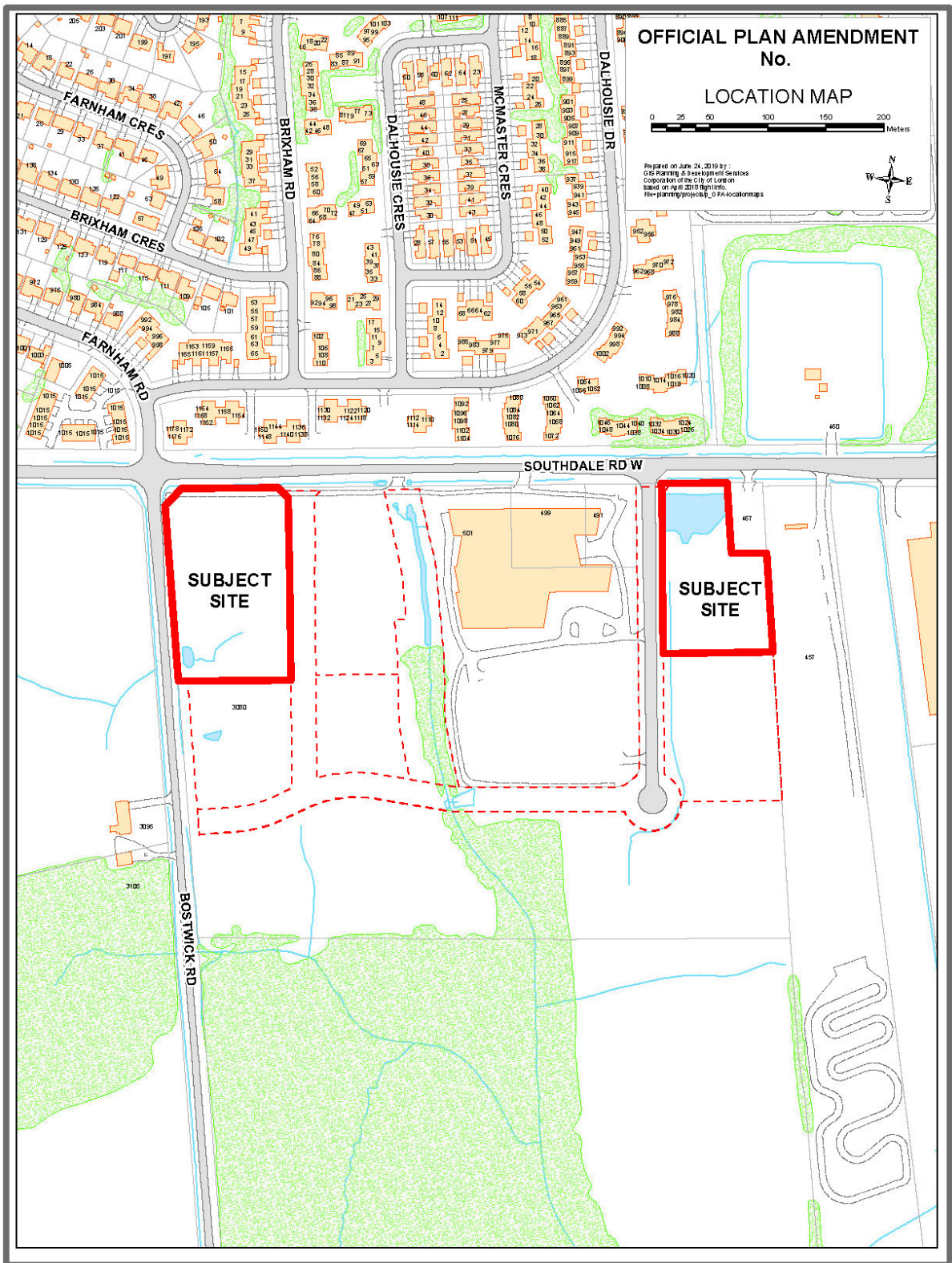
**D. The Amendment**

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

Section 20.5.17.3.3.6.5.vi) “Policies from Official Plan (1989) – Locations of Convenience Commercial and Service Stations” – Southwest Area Secondary Plan for the City of London is amended by adding the following:

- (\_) 3080 Bostwick Road: Site 1 southeast corner of Bostwick Road and Southdale Road West intersection – convenience commercial uses
- (\_) 3080 Bostwick Road: Site 5 southeast corner of Street B (as in 39T-18502) and Southdale Road West intersection – convenience commercial uses





Bill No. 277  
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick 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. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No. #**  
**to the**  
**Official Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add the Urban Design Guidelines for 3080 Bostwick Road to the list of guideline documents in Section 19.2.2 of the 1989 Official Plan for the City of London.

**B. Location of this Amendment**

This Amendment applies to lands located at 3080 Bostwick Road in the City of London.

**C. Basis of the Amendment**

The Urban Design Guidelines for 3080 Bostwick Road provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

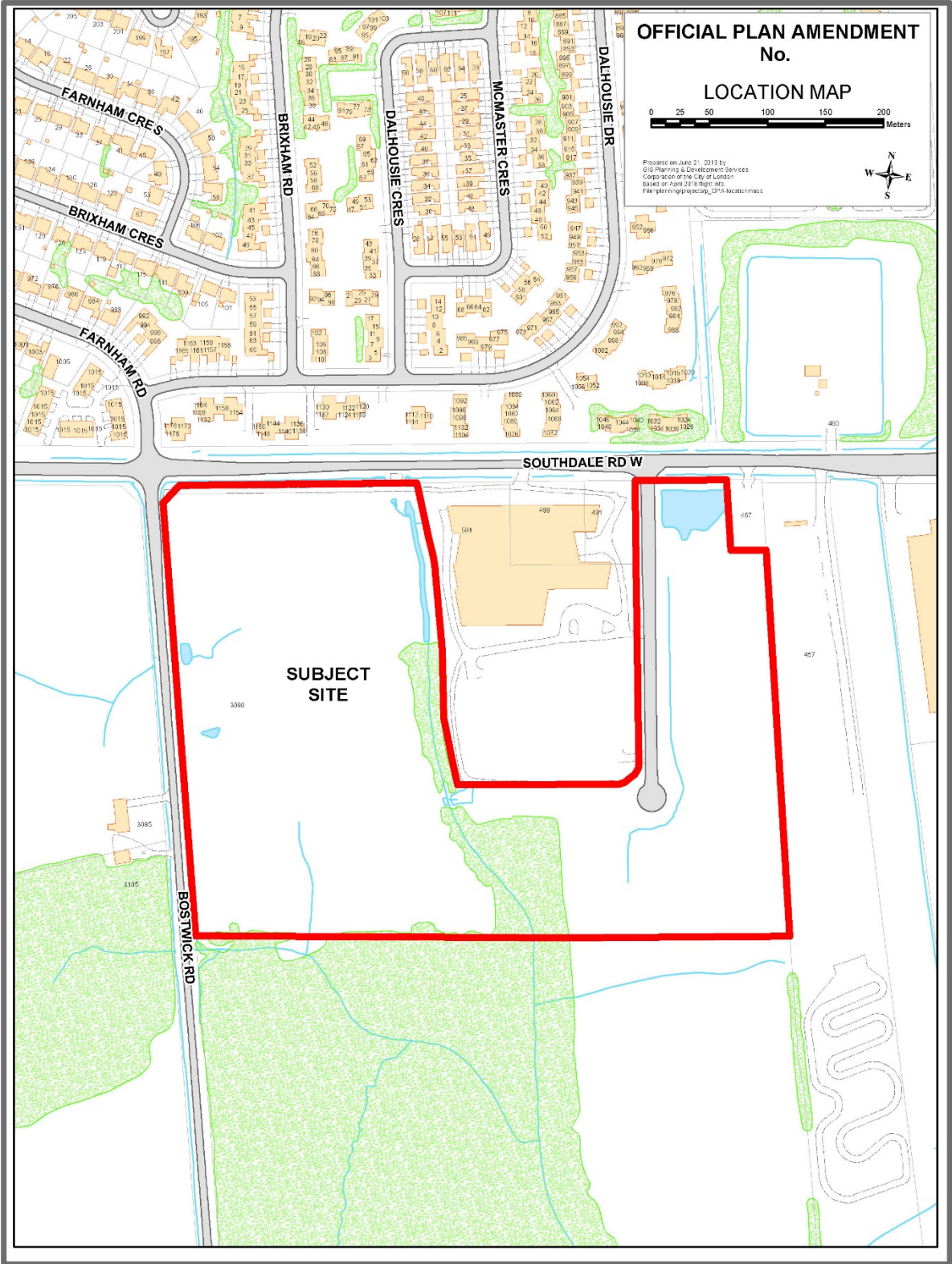
**D. The Amendment**

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

Section 19.2.2 of the Official Plan for the City of London is amended by adding the following:

19.2.2.ii) \_\_\_) Urban Design Guidelines for 3080 Bostwick Road

Location Map



Bill No. 278  
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 3080 Bostwick 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. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No. #**  
**to the**  
**Official Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a new policy in Section 20.5 to the Official Plan (Southwest Area Secondary Plan) for the City of London to add the Urban Design Guidelines for 3080 Bostwick Road to the Bostwick Residential Neighbourhood.

**B. Location of this Amendment**

This Amendment applies to lands located at 3080 Bostwick Road in the City of London.

**C. Basis of the Amendment**

Section 20.5 of the Official Plan is the Southwest Area Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add the Urban Design Guidelines for 3080 Bostwick Road to provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

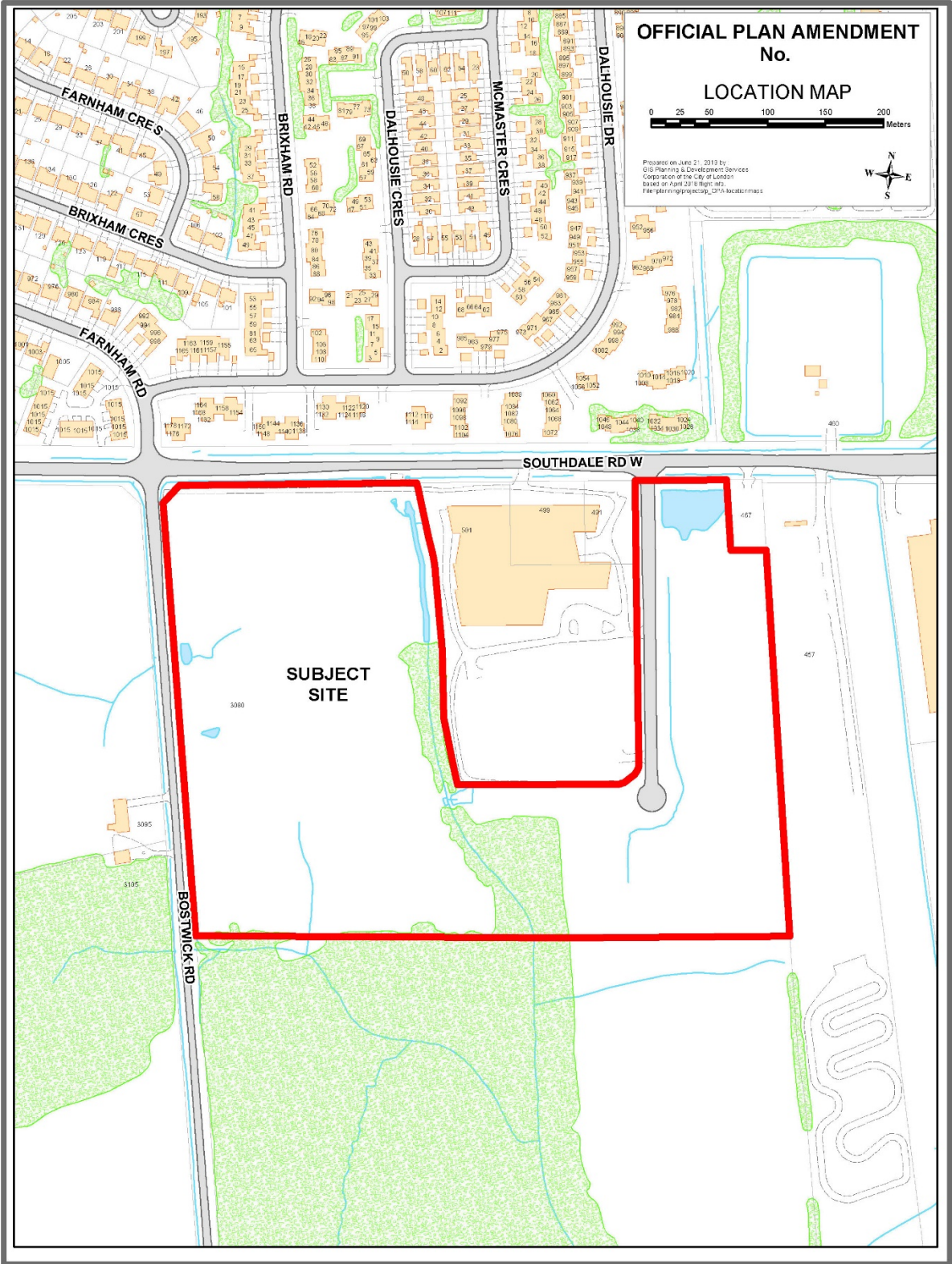
**D. The Amendment**

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

Section 20.5.9.2 “Bostwick Residential Neighbourhood – High Density Residential” of the Official Plan – Southwest Area Secondary Plan for the City of London is amended by adding the following:

- \_\_\_) The property municipally known as 3080 Bostwick Road is subject to the Urban Design Guidelines for 3080 Bostwick Road.

Location Map



Bill No. 279  
2019

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

A by-law to amend the Official Plan for  
the City of London, 1989 relating to  
Sites 1 and 5 at 3080 Bostwick 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. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019



**Amendment No. #**  
**to the**  
**Official Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a new policy in Section 20.5 to the Official Plan (Southwest Area Secondary Plan) for the City of London to add Sites 1 and 5 to the list of locations that permit convenience commercial uses.

**B. Location of this Amendment**

This Amendment applies to Sites 1 and 5 at 3080 Bostwick Road in the City of London.

**C. Basis of the Amendment**

Section 20.5 of the Official Plan is the Southwest Area Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add Sites 1 and 5 of 3080 Bostwick Road to the list of locations that permit convenience commercial uses.

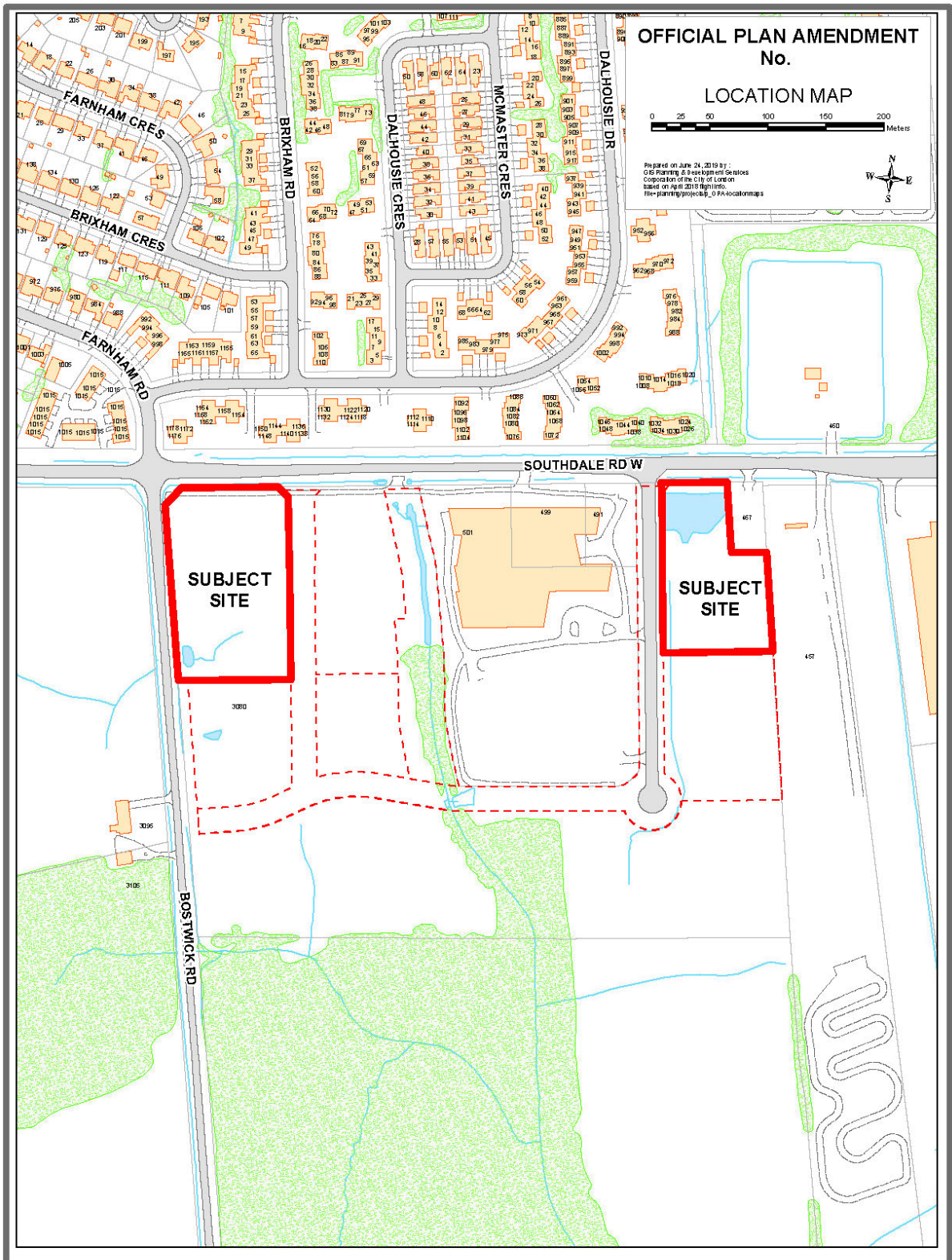
**D. The Amendment**

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

Section 20.5.17.3.3.6.5.vi) “Policies from Official Plan (1989) – Locations of Convenience Commercial and Service Stations” – Southwest Area Secondary Plan for the City of London is amended by adding the following:

- (\_) 3080 Bostwick Road: Site 1 southeast corner of Bostwick Road and Southdale Road West intersection – convenience commercial uses
- (\_) 3080 Bostwick Road: Site 5 southeast corner of Street B (as in 39T-18502) and Southdale Road West intersection – convenience commercial uses

# Location Map



Bill No. 280  
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Lambeth Area Community Improvement Project Area.

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

1. Amendment No. # to the 1989 Official Plan for the City of London Planning Area, as contained in Schedule "1" attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P.13.  
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

**Amendment No. #**  
**to the**  
**1989 Official Plan for the City of London**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to:

1. add a new clause to Section 14.2.2 ii) of the 1989 Official Plan to include the Lambeth Area Village Core Commercial Area and Wharncliffe Road Corridor Commercial Area to the list of commercial areas eligible for community improvement; and,
2. amend Figure 14-1 that will recognize the entire Lambeth Village Core Project Sub-Area and Wharncliffe Road Corridor Project Sub-Area as commercial areas eligible for community improvement.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands in the City of London generally described as follows:

Lambeth Village Core Commercial Area: properties having frontage on Main Street from Campbell Street to Colonel Talbot Road, and having frontage on Colonel Talbot Road from Main Street to just south of Outer Drive; and,

Wharncliffe Road Corridor: properties having frontage on Wharncliffe Road South from Colonel Talbot Road to east of Bostwick Road.

**C. BASIS OF THE AMENDMENT**

This Amendment will allow the entire Lambeth Village Core Project Sub-Area and the Wharncliffe Road Corridor Project Sub-Area to be eligible for the financial incentives offered through the Lambeth Area Community Improvement Plan.

**D. THE AMENDMENT**

The 1989 Official Plan for the City of London is hereby amended as follows:

14.2.2 ii)

- (f) Lambeth Village Core

This is the hub of the community designated as the Lambeth Village Core Project Sub-Area of the Lambeth Area Community Improvement Project Area. The area functions as a community focal point and the “Main Street”. Many of the existing buildings in the Lambeth Village Core are older residential buildings with distinctive architectural details. Lambeth Village Core provides a neighbourhood level of service within a comfortable walking and cycling distance of most residents in Lambeth. In general, these are the properties having frontage on Main Street from Campbell Street to Colonel Talbot Road, and having frontage on Colonel Talbot Road from Main Street to just south of Outer Drive; and,

- (g) Wharncliffe Road Corridor

This area is one of the main entrances and gateways to the Lambeth Village Core and Lambeth community. It contains a mix of commercial and residential uses in buildings of various sizes and styles. In general, these are the properties contains land fronting onto Wharncliffe Road South from Colonel Talbot Road to east of Bostwick Road.

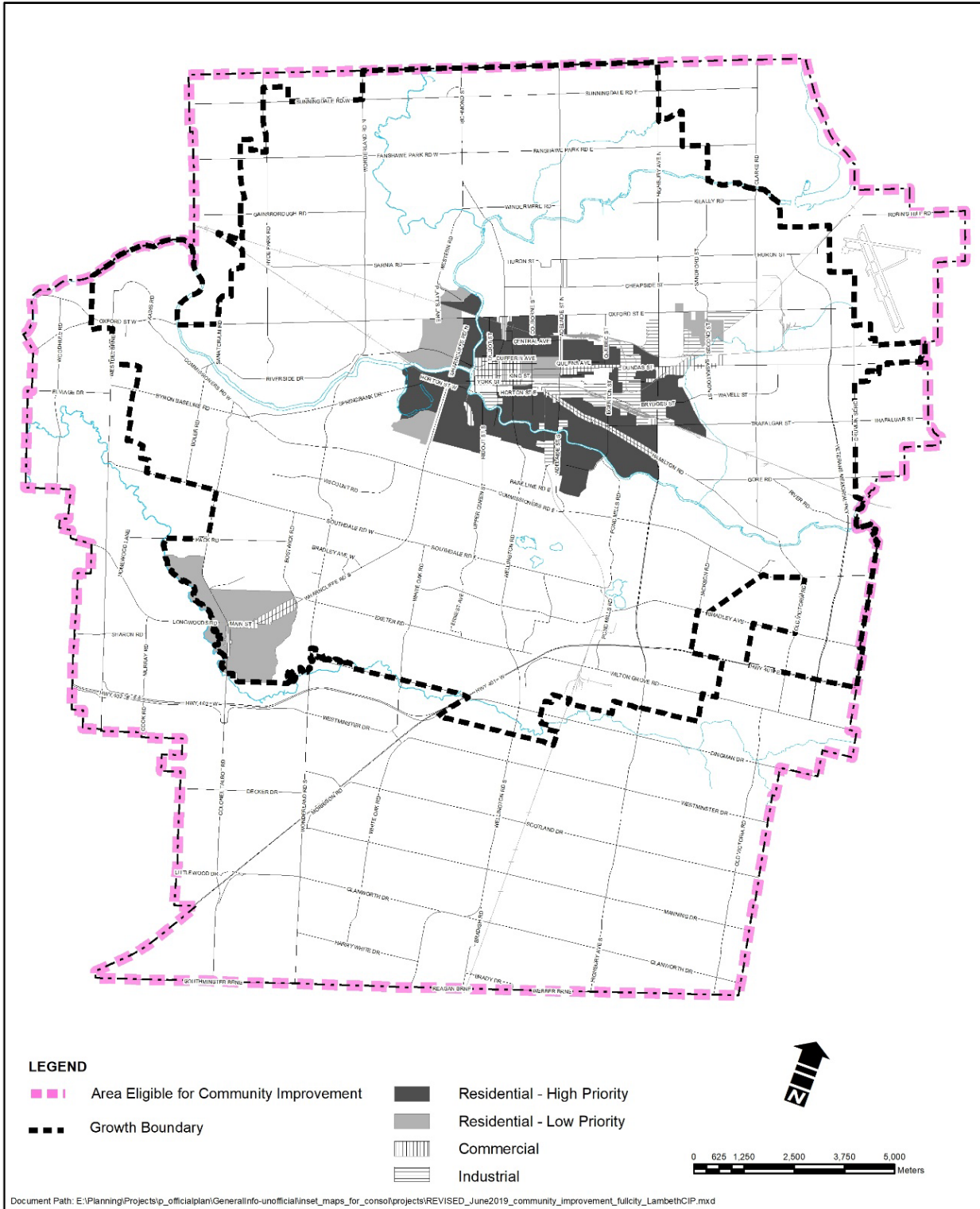
Figure 14-1, Areas Eligible for Community Improvement, to the 1989 Official Plan for the City of London Planning Area is amended by adding the boundary of the Lambeth Area Community Improvement Project Area as indicated on “Schedule 1” attached hereto.

# Schedule "1"

FIGURE 14-1

AMENDMENT NO.

## AREA ELIGIBLE FOR COMMUNITY IMPROVEMENT



Bill No. 281  
2019

By-law No. C.P.-1467(\_\_\_\_)-\_\_\_\_

A by-law to amend C.P.-1467-175, as amended, being “A by-law to establish financial incentives for the Downtown Community Improvement Project Areas”.

WHEREAS by Subsection 28(2) of the Planning Act, the Council of a municipal corporation may, by by-law, designate such an area as a community improvement project area;

AND WHEREAS by Subsection 28(4) of the Planning Act, the Council of a municipal corporation may adopt a community improvement plan for the community improvement project area;

AND WHEREAS Municipal Council adopted By-law C.P. 1356-234 to designate the Downtown Community Improvement Project Area;

AND WHEREAS Municipal Council adopted By-law C.P. 1357-249 to adopt the Downtown Community Improvement Plan;

AND WHEREAS Municipal Council adopted By-law C.P. 1467-175 to establish financial incentives for the Downtown Community Improvement Project Area;

AND WHEREAS the Official Plan for the City of London contains provisions relating to community improvement within the City of London;

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

1. The Downtown Façade Uplighting Grant Program Guidelines attached hereto as Schedule 2 is hereby adopted.
2. This by-law shall come into force on the date it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

## Schedule 2

# Downtown Community Improvement Plan – Façade Uplighting Grant Program

\*Effective July 30, 2019\*

This program guideline package provides details on the new Façade Uplighting Grant Program to be contained within the existing Façade Improvement Loan program provided by the City of London (“City”) through the Downtown Community Improvement Plan (CIP).

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7. Eligibility Criteria for Grant
8. General Terms of the Grant
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16. Façade Uplighting Grant Program Approval
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18. Inspection of Completed Works
19. Incentive Application Refusal and Appeal
20. Relationship to other Financial Incentive Programs
21. Monitoring & Discontinuation of Uplighting Grant Program
22. Program Monitoring Data
23. Activity Monitoring Reports

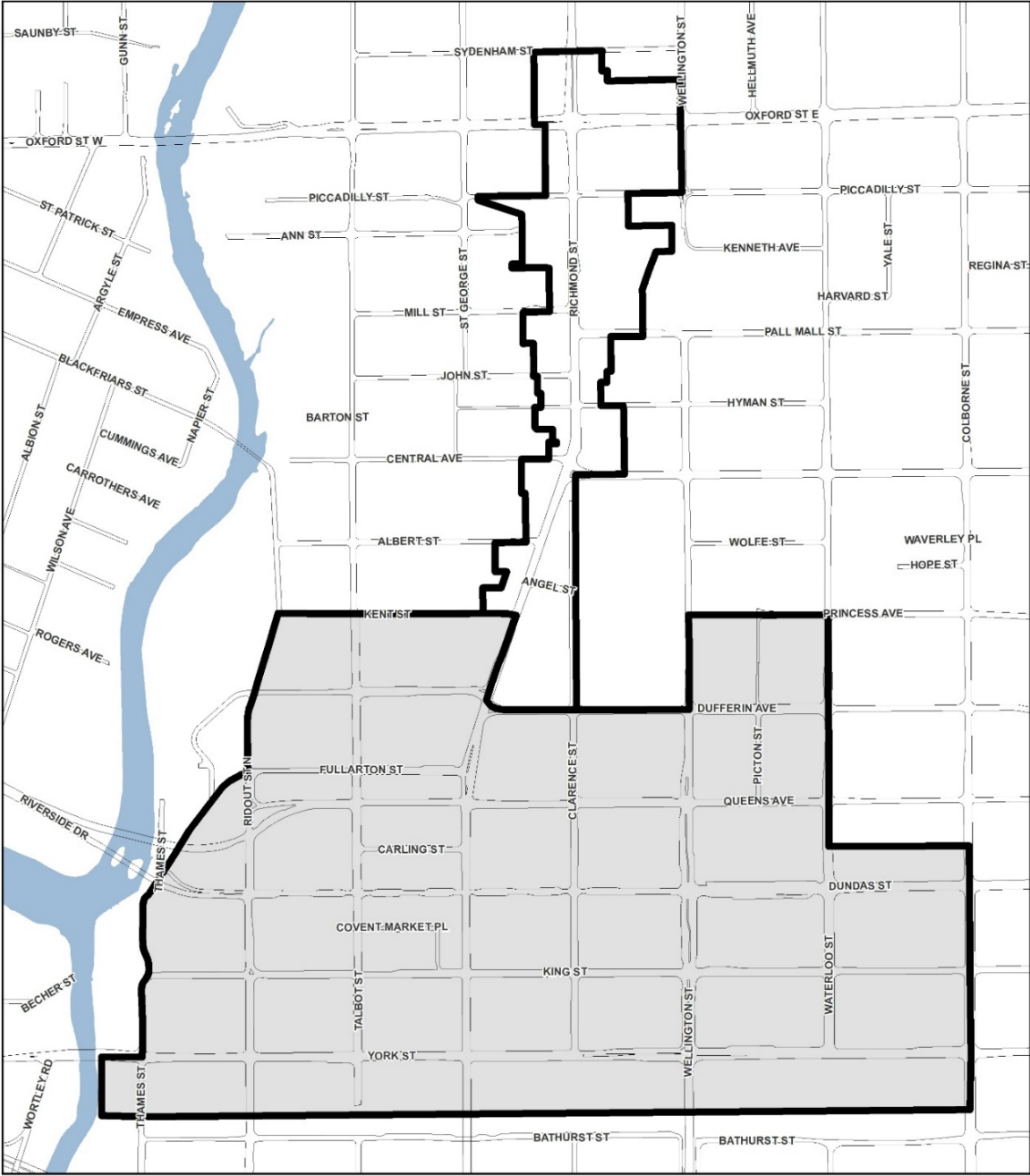
## How to Read this Document

This document helps to identify what the responsibility of each stakeholder is in the Uplighting Grant Program. The initials **PO** indicate the property owner (or agent acting on behalf of the property owner) is responsible for completing that task or action, whereas **CL** indicates that a City of London staff member is responsible. Schedule 1 (not attached) contains additional details on the Façade Improvement Loan program and other Downtown CIP financial incentives.

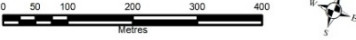
**PO** – The Façade Uplighting Grant Program is available to property owners in the Downtown Community Improvement Project Area including Richmond Row (Map 1).

# Map 1 – Downtown Community Improvement Project Area

## THE DOWNTOWN COMMUNITY IMPROVEMENT AREA



- Original Community Improvement Project Area
- Expanded Richmond Row Community Improvement Project Area



Document Path: E:\Planning\Projects\p\_BIA\p\_DowntownCIPExpansion\projects\Downtown\_CIP\_Area\_ExistingAndExpanded\_July2017\_6x11.mxd



## 1. Definitions

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City's Community Improvement Plans. The person may be the owner of the subject property, or an agent, including a business owner who is occupying space on the subject property or contractor who has been retained to undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to a property owner, based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the specific scope of approved works that the property owner will undertake in order to receive the grant or loan.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken (including a façade drawing for façade projects) including:
  - An image of each elevation that is proposed to have exterior lighting improvements;
  - Colour images of the surrounding neighbourhood context;
  - Colour rendering of the proposed lighting schemes and concepts, including details in lighting fixtures and other required elements;
- If the upper floors of the building have occupied residential units, the applicant will need to show how the uplighting will not adversely impact the quality of life for those residents;
- The applicant will need to show how the lighting scheme will avoid unnecessary light pollution;
- Itemized list of specific improvements;
- Two (2) comparable quotations by qualified contractors showing cost estimates for each of the proposed works which are required to be included in the incentive program. In general, the lower of the two estimates will be taken as the cost of the eligible works the purpose of the program. Cost estimates should be consistent with the estimate noted on the accompanying Building Permit (if required);
- A cover letter that summarizes the work to be completed, summarizes the provided quotations, and outlines the proposed days/hours of operation of the lighting program;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);
- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Managing Director of Planning and City Planner, or designate.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

## 2. Purpose

The Façade Uplighting Grant Program is intended to provide exterior uplighting to enhance and highlight buildings in a manner respectful to the Downtown Heritage Conservation District. Further, the program will focus lighting on the best design and architectural features of an individual building. The Façade Uplighting Grant program will work in conjunction with the existing Façade Improvement Loan program.

## 3. Funding

- Total grant funding available for the pilot project will be: \$50,000
- Grant funding under the pilot project will cease on July 30, 2021, unless extended by the City of London. Commitment Letters shall expire in one year of the date of the letter, and in no case shall extend beyond July 30, 2022.
- If eligible, see Schedule 1 (not attached), applicants are permitted to also receive a Façade Improvement Loan for eligible costs not covered by the grant program.
- Grants will be payable upon the completion of the approved project subject to the eligibility criteria detailed in the program guidelines.

## 4. Eligible Works

Eligible works that will be financed through the Façade Uplighting Grant Program include improvements that are demonstrated to direct light to enhance the visual aesthetics of a building's exterior while meeting the Heritage Conservation District, as well as Urban Design Guidelines.

Examples of works that may be eligible under this program include:

- New or replacement light fixtures which are affixed to the exterior street front of a building that are designed or positioned to cast its light upwards;
- Any required electrical work and components to install and operate the new or replacement light fixtures;
- Any special installation requirements or components to retain the original historic fabric and materials of the subject structure;
- Professional fees and soft costs at the discretion of the Managing Director, Planning and City Planner, or designate (this includes, but is not limited to designers, architects, and engineers) limited to a maximum of \$500.

**Note:** Depending on the scope and nature of the proposed improvements, a Heritage Alteration Permit may be required for this work in the Downtown Heritage Conservation District.

## 5. Ineligible Works

The following list provides examples of materials and costs that are not eligible to be financed through this program:

- Lighting that projects into the sky and not on the building;
- Demolition;
- Operating or regular maintenance costs (for example, the cost of electricity);
- Construction not related to the exterior lighting elements;
- Electrical service upgrades;
- Utility services and installation;
- HST;
- Any other façade or Building Code improvements not identified in the Eligible Works section, unless permitted at the discretion of the Managing Director, Planning and City Planner, or designate.

## 6. Determination of Grants where there are Two Street Frontages

If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Façade Uplighting Grant for each

unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the building is eligible for two or more Façade Uplighting Grants.

## 7. Eligibility Criteria for Grant

***Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application, by the Managing Director, Planning and City Planner, or designate.***

To be eligible for the Façade Uplighting Grant Program, the applicant, property, and project must meet all conditions detailed in this program description unless permission is granted by the Managing Director, Planning and City Planner.

### Property Owner Considerations

- The registered owner of the property, an agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London property taxes must be paid in full when the grant is issued;
- The registered owner of the property and/or applicant must have no outstanding debts to the City of London;
- The property owner and/or applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- The Façade Uplighting Grant Program will not apply retroactively to work completed prior to the approval of the application, by the Managing Director of Planning and City Planner, or designate.

### Property Considerations

- Properties within the Downtown Community Improvement Project Area as defined in the Downtown London Community Improvement Area By-law (see Map 1);
- There are not any City of London Building Division orders or deficiencies relating to the subject property at the time the grant is issued;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example, applications for an Uplighting Grant, an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time).

### Building Considerations

- Separate applications must be submitted for each *discrete building* (as defined) on a single property;
- Existing buildings (occupied or unoccupied) located within an identified area for improvement under the Downtown CIP;
- Where the entirety of a multi-unit building, which contains separate units, are all under the same ownership, (or with condominium status) it will be considered as one building for the purpose of the Façade Uplighting Grant program;
- Where a building is within a contiguous group of buildings, a *discrete building* will be interpreted as any structure which is separated from other structures by a solid party wall and a distinct municipal address;
- Each *discrete building* on each property is eligible for the Façade Uplighting Grant Program;
- Each *discrete building* is only eligible for one Façade Uplighting Grant (unless the building is eligible for additional grants under Section 6);
- Each *discrete building* is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for

example, applications for an Uplighting Grant, an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time);

- There must be no City of London Building Division orders or deficiencies and no by-law infractions when the grant is issued.

## **8. General Terms of the Grant**

The Façade Uplighting Grant Program will be a one-time grant. Applicants can apply only once under the program to discourage staged improvements over multiple years.

## **9. Grant Amount**

Grants will be issued to cover the lesser of:

- The cost of the eligible works per *discrete building*;
- A maximum of \$5,000 per *discrete building*.

While more than one *discrete building* on a single property may be eligible for a grant, grants will not exceed 100% of the cost of the eligible works that relates to each *discrete building*.

The Façade Uplighting Grant is a one-time improvement grant. Applicants can only apply once per *discrete building* under the incentive to discourage staged improvements over multiple years.

## **10. Grant Distribution**

The City will provide the applicant with one cheque in the full amount of the approved grant once: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the grant, and (2) the Grant Agreement has been signed. **The City will not provide partial grant amounts or progress payments.**

## **11. Grant Security**

The grant is payable upon the completion of an approved project subject to the eligibility criteria detailed in these guidelines.

## **12. Grant Agreement**

Participating property owners in the Façade Uplighting Grant Program shall be required to enter into a grant agreement with the City. This agreement shall specify such items as (but not limited to) the grant amount, the duration of the grant, and the owner's obligation to repay the City for any moneys received if the property is demolished before the grant period elapses. The agreement shall include the terms and conditions included in the program guidelines. The grant agreement will be signed by the property owner or authorized agent and the Managing Director, Planning and City Planner, or designate.

## **13. Grant Repayment Provisions**

Not applicable.

## **14. Transferable Grants**

At the discretion of the City, grants may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the grant program. The new owner must submit a new application under the Façade Uplighting Grant Program.

## 15. Application Process

### Expression of Interest

**PO** – It is suggested to meet with the Downtown London office regarding an expression of interest or proposal before any financial incentive application is made to the City of London. While City Planning staff are often involved in meeting with Downtown London and a property owner, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

***Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application, by the Managing Director, Planning and City Planner, or designate.***

### Consultation Phase

**Step 1 – PO** – The Applicant contacts City of London and/or Downtown London staff who will arrange a meeting to share ideas for the proposed project, information about incentive programs, provide application form(s), and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Consultation with an Urban Designer and/or Heritage Planner may be necessary. Where possible, the City will make appropriate staff available for this meeting, which is usually on site at the property where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (for properties requiring them) will be required before financial incentive applications are accepted. Discussions with City staff and Downtown London are encouraged early in the conceptual phase to ensure improvements comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London staff are also available to help with clarifying/applying for applicable permits.

### Concept Phase

**Step 2 – PO** – A *Complete Application* (see Definition Section) for the Façade Uplighting Grant Program is submitted to the City of London and/or Downtown London Staff.

**Step 3 – CL** – City of London City Planning Staff will review the application for completeness and inform the applicant in writing that either, more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. The City's commitment is valid for one year from the date of issuance of the *Commitment Letter*. The City's commitment applies only to the project as submitted. **PO – Any subsequent changes to the project will require review and approval by appropriate City staff.**

**Step 4 – CL** – City Planning Staff may visit the subject property and take photographs, both before and after the subject work is completed.

### Construction Phase

**Step 5 – PO** – After obtaining all necessary approvals and/or permits and receiving a *Commitment Letter* from the City for approved works the applicant may start to undertake eligible improvements.

***Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application, by the Managing Director, Planning and City Planner, or designate.***

### Confirmation Phase

**Step 6 – PO** – The applicant will notify the City in writing (via letter or email) once the project is complete and the costs respecting those works are paid. The applicant will

submit paid receipts (as proof of payment in full). Confirmation that related Building Permits or Heritage Alteration Permits are closed is also required so that the City may begin drafting an agreement.

**Step 7 – CL** – Before setting up any agreement City Planning staff must ensure the improvements, as described in the City’s *Commitment Letter* are completed and other criteria, as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- Related costs, or bills respecting those approved works are paid in full;
- Related building permits are closed;
- The loan must be in good standing with no arrears owing;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding Building Division orders or deficiencies against the subject property.

### **Agreement Phase**

**Step 8 – CL** – Once the approved works are verified by City Planning, staff will draft the grant agreement.

**Step 9 – CL** – City Planning staff will request a cheque, and prepare two hard copies of the grant agreement to be signed.

**Step 10 – CL** – When all the documentation is ready City Planning staff will contact the applicant to arrange for a meeting to sign the documents.

**Step 11** – City Planning staff will have two original copies of the grant agreement available for signing. One original signed copy is kept by the applicant and one is retained by the City.

## **16. Façade Uplighting Grant Program Approval**

Once all eligibility criteria and conditions are met, and provided that funds are available, the Managing Director, Planning and City Planner or designate will approve the application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Grant commitments will be valid for one year and will expire if the work is not completed within that time period. The Managing Director, Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year.

**PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

## **17. Additional Rehabilitation and Demolition**

Additional work to the interior of the building can be undertaken without City Planning approval subject to obtaining a building and/or heritage alteration permit, when required. The grant program does not impose any specific restrictions on demolition.

## **18. Inspection of Completed Works**

The grant will be paid to the property owner (or designate) upon receipt of invoices for all completed work and after the City inspection of all completed improvements has taken place. The City will inspect the work completed to verify that the proposed improvements have been completed as described in the application.

## **19. Incentive Application Refusal and Appeal**

If an application is refused by the Managing Director, Planning and City Planner, the applicant may, in writing, appeal the decision to the City Clerk’s Office who will provide

direction to have the matter heard before Municipal Council through the Planning and Environment Committee.

## **20. Relationship to other Financial Incentive Programs**

It is intended that the Façade Uplighting Grant Program will complement other incentive programs offered by the City of London, in particular, the Façade Improvement Loan Program. Property owners may also qualify for financial assistance under those programs. Applicants are permitted to also receive a Façade Improvement Loan for eligible costs not covered by the grant program.

**PO** – Applicants are advised to check with Downtown London about its proprietary programs which complement the City's financial incentive programs.

## **21. Monitoring & Discontinuation of Uplighting Grant Program**

As part of the program administration, City Planning staff will monitor the Façade Uplighting Grant Program. In receiving and processing applications staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Official Plan, The London Plan, and the Community Improvement Plans within which the program applies. The City may discontinue the Façade Uplighting Grant Program at any time; however, any existing grants will continue in accordance with the agreement. A program's success in implementing a Community Improvement Plan's goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP's goals and objectives, as noted in the Program Monitoring Data section.

## **22. Program Monitoring Data**

The following information will be collected and serve as data to monitor the Façade Uplighting Grant program offered through the Downtown Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met:

- Number of Applications (approved and denied);
- Approved value of the grant and the total construction cost (i.e. total public investment versus private investment);
- Total Value of Building Permit (if required);
- Total Grant amount.

## **23. Activity Monitoring Reports**

Annual Activity Reports will measure the following variables and be used to help complete the biennial State of the Downtown Report:

- Number of applications;
- Total value of applications.

# DOWNTOWN FAÇADE UPLIGHTING GRANT PROGRAM GRANT AGREEMENT

*THIS AGREEMENT CONSISTS OF THREE PAGES*

Application No.:

Name of Property Owner(s):

Address of Project:

Legal Description of Property:

Roll Number:

Mailing Address of Owner:

Telephone No.:

Email Address:

**Heritage Alteration Permit Information:**

Date Permit Approved:

Designating By-Law:

**Project Information**

Building Permit Number(s):

Date of Permit(s):

Value of Project:

Application Tracking Information ( <b>for Staff use only</b> )	Date and Staff Initials
Application Accepted	
Commitment Letter Issued	
Project Completion (applicant's written confirmation)	
Request to Finance and Administration for Grant Cheque	
Grant Cheque Issued	



# **DOWNTOWN FAÇADE UPLIGHTING GRANT PROGRAM GRANT AGREEMENT**

*THIS AGREEMENT CONSISTS OF THREE PAGES*

## **Conditions:**

1. The applicant(s) for a Downtown Façade Uplighting Grant must be the registered owner(s) of the subject property or an agent, including a business owner who is occupying space on the subject property or contractor who has been retained to undertake improvements on the subject property.
2. Where the applicant is an agent (tenant or contractor) of the property, the applicant must provide confirmation in writing that the property owner is aware of, and in support of, the installation lighting to the building.
3. Separate applications must be made for each discrete building or agent under consideration for a grant.
4. The Downtown Façade Uplighting Grant Program will be a one-time grant. Applicants can apply only once per discrete building under the program.
5. The total value of the grant provided under this program shall not exceed the value of the work done.
6. If a participating property is demolished in whole within two years of receiving the grant it shall cause the grant to be forfeited and be repayable to the municipality.
7. The grant is not issued until such time as the City of London confirms that any City of London loans relating to the Property are in good standing with no arrears owing; all City of London realty taxes are paid in full; there are no outstanding debts to the City of London; the applicant and, where the applicant is an agent, the owner, has not defaulted on any City-sponsored loan or grant programs in the past; and there are no City of London Building Division orders or deficiencies registered against the Property.

# DOWNTOWN FAÇADE UPLIGHTING GRANT PROGRAM GRANT AGREEMENT

*THIS AGREEMENT CONSISTS OF THREE PAGES*

- A. I/WE HEREBY AGREE TO ALL OF THE CONDITIONS IN THIS GRANT AGREEMENT (consisting of three pages) and the terms and conditions of the Downtown Façade Uplighting Grant Program guidelines.
- B. I/WE HEREBY CERTIFY that the information given above is true, correct and complete in every respect and may be verified by the municipality. I/WE acknowledge that the City is relying upon the information provided by the applicant and if the information in this agreement and the associated application, proves to be false or substantially inaccurate, the grant will be forfeited and be immediately repayable to the City.
- C. I/WE HEREBY AGREE that in the event this property is demolished in whole or in part, prior to the issuance of the grant, any funds payable under this Program shall immediately be forfeited and all previously received grant payments shall become due and repayable to the City.
- D. I/WE hereby acknowledge receipt of a cheque for \$XX,XXX.XX, dated \_\_\_\_\_ as the Downtown Façade Uplighting Grant.

I, \_\_\_\_\_ agree to the above conditions, and have the authority to bind the corporation named as property owner on page 1 of this agreement.

\_\_\_\_\_  
SIGNATURE (TITLE)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CO-SIGNATURE (TITLE)

\_\_\_\_\_  
DATE

This agreement is hereby approved, subject to the above-specified conditions.

\_\_\_\_\_  
SIGNATURE (TITLE)

\_\_\_\_\_  
DATE

City of London, City Planning

Bill No. 282  
2019

By-law No. C.P.-\_\_\_\_\_ - \_\_\_\_

A by-law to exempt from Part-Lot Control, lands located at 2700 Asima Drive, legally described as Block 57 in Registered Plan 33M-699.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rockwood Homes, it is expedient to exempt lands located at 2700 Asima Drive, legally described as Block 57 in Registered Plan 33M-699, from Part-Lot Control;

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

1. Block 57 in Registered Plan 33M-699, located at 2700 Asima Drive, west of Jackson Road, is hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 283  
2019

By-law No. C.P.-\_\_\_\_-\_\_\_\_

A by-law to designate the Lambeth Area  
Community Improvement Project Area.

WHEREAS by subsection 28(2) of the *Planning Act*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area as a community improvement project area;

AND WHEREAS the 1989 Official Plan for the City of London contains provisions relating to community improvement within the City of London;

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

1. The Lambeth Area Community Improvement Project Area, as contained in Schedule "1", attached hereto and forming part of this by-law, is designated.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act*, R.S.O. 1990, c. P.13.

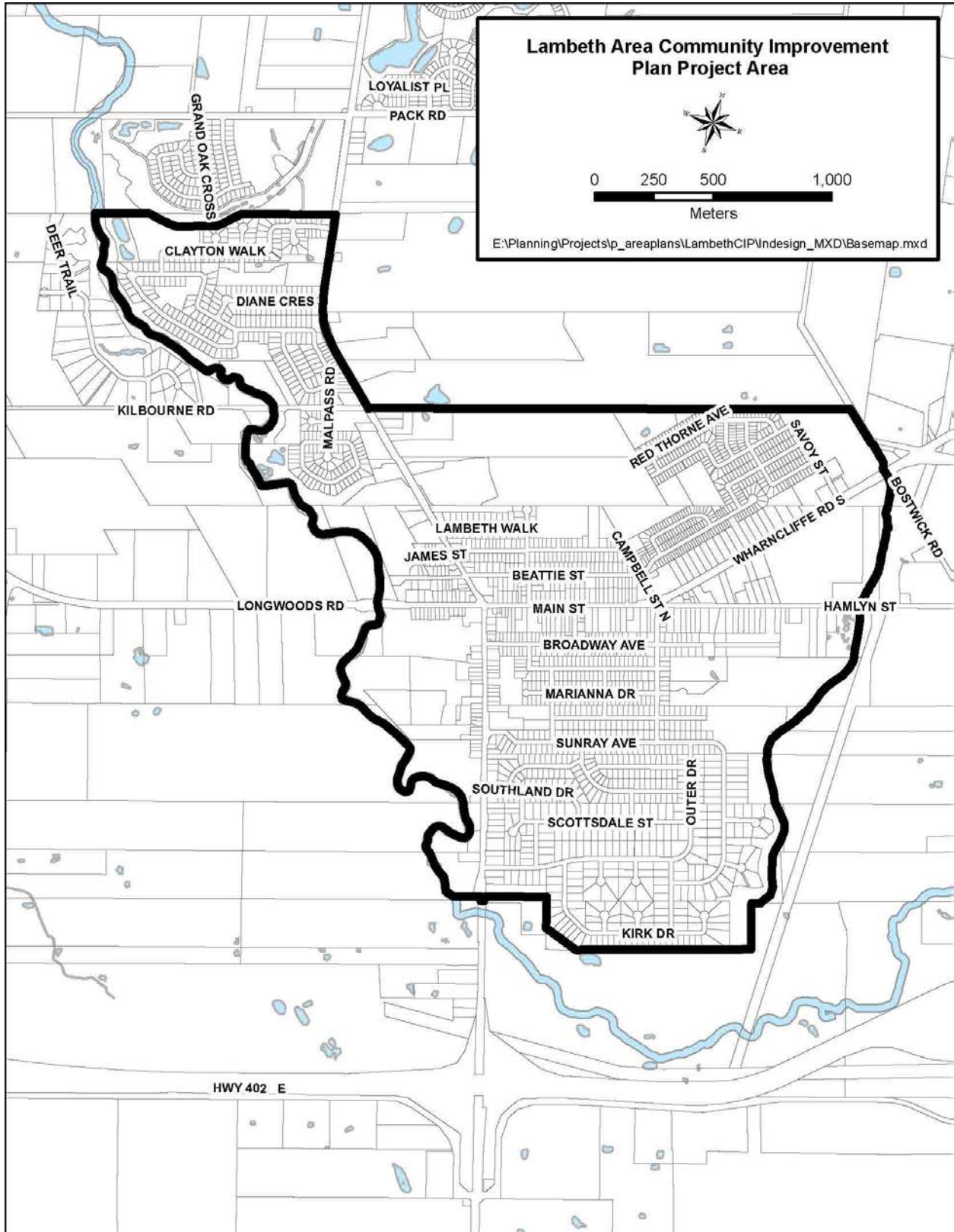
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "1"



Bill No. 284  
2019

By-law No. C.P.-\_\_\_\_-\_\_\_\_

A by-law to adopt the Lambeth Area  
Community Improvement Plan.

WHEREAS by subsection 28(4) of the *Planning Act* enables the Council of a municipal corporation may to adopt a community improvement plan for a community improvement project area;

AND WHEREAS the Municipal Council of The Corporation of the City of London has, by by-law, designated a community improvement project area identified as the Lambeth Area Community Improvement Project Area;

AND WHEREAS the Lambeth Area Community Improvement Project Area is in conformity with the 1989 Official Plan;

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

1. The Lambeth Area Community Improvement Plan, attached hereto, is hereby adopted as the Community Improvement Plan for the area defined therein;
2. This by-law shall come into force on the day it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 285  
2019

By-law No. C.P.-\_\_\_\_\_ - \_\_\_\_

A by-law to establish financial incentives for the  
Lambeth Area Community Improvement  
Project Area.

WHEREAS by subsection 28(2) of the *Planning Act*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area as a community improvement project area;

AND WHEREAS by subsection 28(4) of the *Planning Act* enables Council of a municipal corporation to adopt a community improvement plan for the community improvement project area;

AND WHEREAS the 1989 Official Plan for the City of London contains provisions relating to community improvement within the City of London;

AND WHEREAS the Municipal Council of The Corporation of the City of London has by By-law designated a community improvement project area identified as the Lambeth Area Community Improvement Project Area;

AND WHEREAS the Municipal Council of The Corporation of the City of London has by By-law adopted the Lambeth Area Community Improvement Plan for the area identified as the Lambeth Area Community Improvement Project Area;

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

1. The Lambeth Area Community Improvement Plan - Financial Incentive Program Guidelines attached hereto as Schedule 1 is hereby adopted;
2. This by-law shall come into force on the day it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

## Schedule 1

### Lambeth Area Community Improvement Plan – Financial Incentive Program Guidelines

This program guideline package provides details on the financial incentive programs provided by the City of London through the Lambeth Area Community Improvement Plan (CIP), which includes:

- Lambeth Village Core Façade Improvement Loan Program (including non-street façades); and,
- Wharncliffe Road Corridor Sign Loan Program.;

### How to Read this Document

Each of the financial incentive programs has its own specific Purpose, Program Objectives and Eligible Improvements. However, many components of the programs are shared, including: Definitions; Eligibility Criteria; Targeted & Non-Targeted Uses; Appeal of Refusal Section; Relationship to other Financial Incentive Programs; and, Monitoring & Discontinuation of Programs. Therefore, these program guidelines are arranged so that the shared Program information is set out at the beginning, and the details specific to individual programs are outlined in the program specific sections.

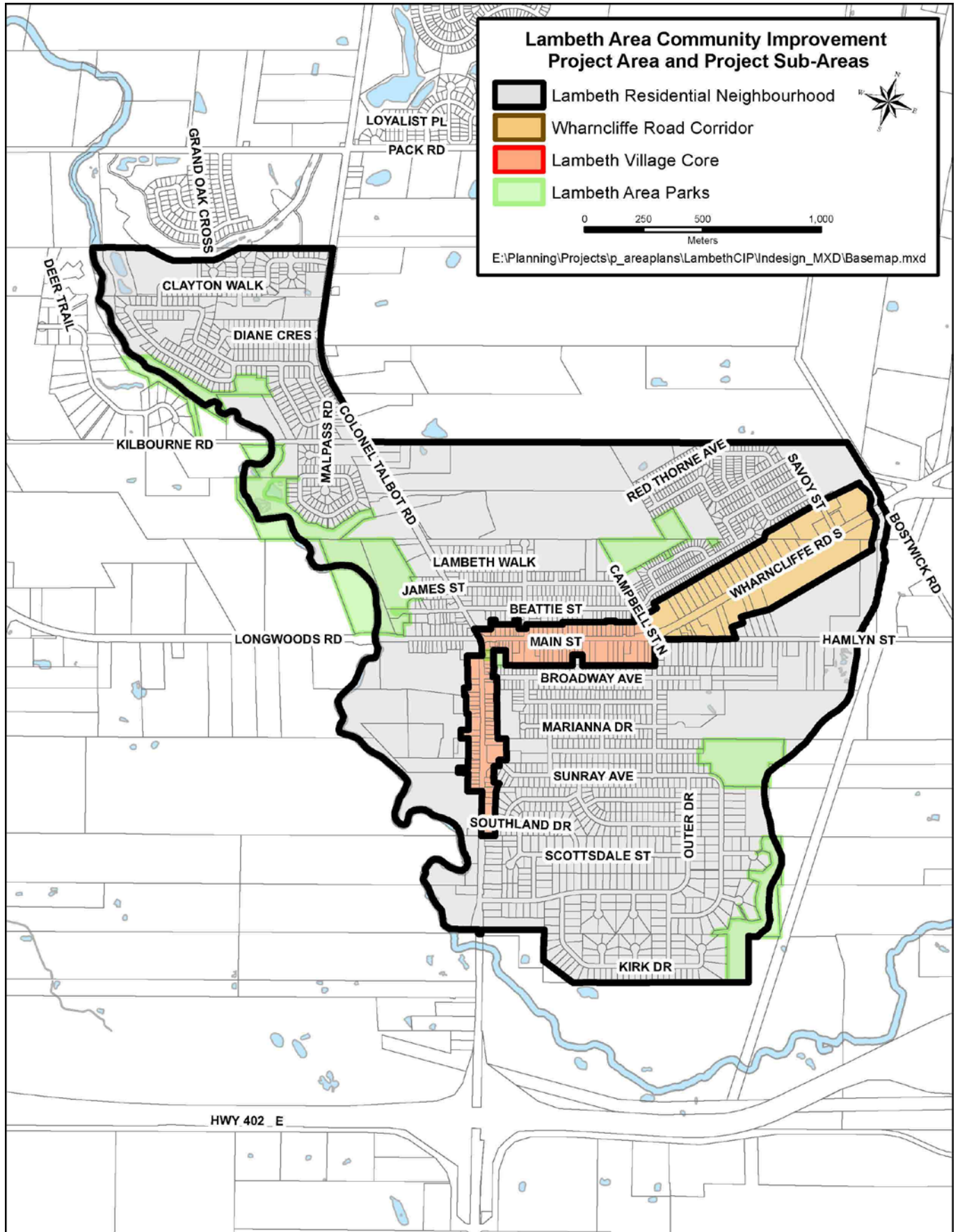
This document helps to identify the responsibilities of each stakeholder in the incentive program process. The initials **PO** indicate the Property Owner (or agent acting on behalf of the property owner) is responsible for completing that task or action, whereas the initials **CL** indicates that a City of London staff member holds the responsibility for that task or action.

**PO** – Check the map to locate your property in the Lambeth Area Community Improvement Project Area – Lambeth Village Core Project Sub-Area or Wharncliffe Road Corridor Project Sub-Area. After verifying the property location on the map, check Table 1 to verify the applicable program(s). Then proceed to review the rest of the program guidelines or use the Table of Contents to skip directly to a program to learn more about it and its eligibility information.



# Map 1 – Lambeth Area Community Improvement Project Area

Only properties located in the Lambeth Village Core and Wharncliffe Road Corridor are eligible for financial incentives.



**Table 1 – Financial Incentive Programs Offered in the Lambeth Village Core and Wharncliffe Road Corridor**

<b>Financial Incentive Program</b>	<b>Lambeth Village Core Project Sub-Area (see Map 1)</b>	<b>Wharncliffe Road Corridor Project Sub-Area (see Map 1)</b>
Façade Improvement Loan	√	√
Forgivable Façade Improvement Loan		
Upgrade to Building Code Loan		
Forgivable Upgrade to Building Code Loan		
Rehabilitation and Redevelopment Tax Grant		
Residential Development Charges Grant Program		

## 1. Definitions

Active Occupancy – The space being used by a business that is open, in operation and serving customers.

Annual Grant Amount – The annual grant is defined as the grant amount that would be given to the applicant in any one year of the ten-year grant period.

- For Tax Grant, this means each property owner will be given ten annual grants and the annual grant amount will change over this period depending upon year and grant level;
- For Forgivable Loans, this means the amount that would be given each year based on the *Yearly Grant Value* set out in the agreement and *Pro-rated Yearly Grant Percentage* which is based on ground floor occupancy;
- For the Combined Development Charge (DC)/Tax Grant, this means the amount that would be given to the applicant in any one year of the grant period. Each property owner will be given annual grants until such time as the value of Residential DCs have been repaid. The annual grant amount may change over the term of the grant period depending upon year and grant level.

Annual Grant Calculation – The annual grant for any single year will be calculated as follows, the *Annual Tax Increment* multiplied by the *Year/Level Factor*.

Annual Tax Increment – The incremental difference between the municipal portion of property taxes that would be paid for a full year before the improvement versus after the improvement. This can also be considered the tax increase that is directly related to the renovation or redevelopment project. This amount is fixed based on the tax rate at the time of pre-improved assessed value.

Annual Tax Increment Calculation – The annual tax increment will be calculated as follows, the annual taxes based on the post-improved assessed value less the annual taxes based on the pre-improved assessed value. This annual tax increment is fixed for the ten-year duration of the grant schedule. Changes to the tax rate, general reassessments or changes in tax legislation will not be considered for the purpose of calculating the annual tax increment.

Example:

Annual tax based on post-improved assessed value	\$100,000
- Annual tax based on pre-improved assessed value	- \$25,000
= <i>Annual Tax Increment</i>	= \$75,000

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City's Community Improvement Plans. The person may be the owner of the subject property, or an agent, including a business owner who is occupying space on the subject property or contractor who has been retained to

undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Calendar Year – The 12 months of the year commencing January 1 and ending December 31.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to a property owner, based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the specific scope of approved works that the property owner will undertake in order to receive the grant or loan.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken (including a façade drawing for façade projects);
- Itemized list of specific improvements;
- Two (2) comparable quotations by qualified contractors showing cost estimates for each of the proposed works which are required to be included in the incentive program. In general, the lower of the two estimates will be taken as the cost of the eligible works. Cost estimates should be consistent with the estimate noted on the accompanying Building Permit (if required);
- A cover letter that summarizes the work to be completed and summarizes the provided quotations;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);
- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Managing Director of Planning and City Planner, or designate.

Development Charge – Means any Development Charge (DC) that may be imposed pursuant to the City of London's Development Charge By-law under the Development Charges Act, 1997.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

Dwelling unit – Means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities.

First storey – The storey that has its floor closest to grade and its underside of finished ceiling more than 1.8 m above the average grade.

Grant Cap – The maximum amount of money that the City will provide as a grant back to the property owner.

Maximum Yearly Grant Value – Grant values are established in the payment schedule which is included in the agreement between the City and the property owner. With respect to the forgivable loans the annual grant equals the yearly loan repayments multiplied by a percentage, to a cap, as shown below:

<b>Program</b>	<b>Loan Amount</b>	<b>Forgivable Loan Portion</b>	<b>Considerations for Yearly Grant</b>
Upgrade to Building Code	\$200,000 maximum	The lesser of a maximum of \$25,000 or 12.5% of the loan is eligible to be paid back in the form of grants over the term of the loan.	<ul style="list-style-type: none"> <li>• Number of payments made in the previous <i>Calendar Year</i></li> <li>• Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i></li> </ul>
Façade Improvement	\$50,000 maximum	The lesser of a maximum of \$12,500 or 25% of the loan is eligible to be paid back in the form of grants over the term of the loan.	<ul style="list-style-type: none"> <li>• Number of payments made in the previous <i>Calendar Year</i></li> <li>• Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i></li> </ul>

**Municipal Portion of Property Tax** – For the purposes of the Tax Grant program, property taxes refer only to the municipal portion of the property taxes paid, and does not include such charges/taxes/levies as education, water, sewer, transit or phase-in.

**Non-Targeted Area** – Lands within the Hamilton Road Area Community Improvement Plan Project Area which are eligible for incentive programs however are not eligible for consideration of Forgivable Loans.

**Non-Targeted Uses** – The use occupying the ground floor of a building which is permitted under the land use zone but not listed as a targeted use. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

**Post-Improved Assessed Value** – For the purpose of calculating the *Annual Tax Increment*, the *Post-Improved Assessed Value* of the property will be established based on:

- i. Completion of the project as identified by the applicant; and
- ii. Completion of the reassessment of the property by the Municipal Property Assessment Corporation (MPAC) such that the work done at the project completion date (defined in i. above) is recognized. Note: Receiving the *Post-Improved Assessed Value* from MPAC may take one to two years or longer.

**Pre-improved Assessed Value** – For the purpose of calculating the *Annual Tax Increment*, the pre-improved assessed value of the property will be established as the earlier of the following:

- i. Date of application for building permit;
- ii. Date of application for demolition permit; or
- iii. Date of application for the Rehabilitation and Redevelopment Tax Grant Program.

Future increases in taxes that may be phased in AFTER the *Post-Improved Assessment Date* (as defined above) will not be eligible for grant calculation.

**Pro-rated Yearly Grant Percentage** – The percentage of months in the *Calendar Year* where the ground floor is actively occupied by a targeted use and can be used in calculating the value of a yearly grant payment on the forgivable portion of a loan.

**Rehabilitation Project** – For the purpose of the incentive programs shall mean the restoration or reconstruction of buildings, structures or parts thereof to modern building standards without the removal of the building or structure from the lot.

**Redevelopment Project** – For the purpose of the incentive programs shall mean the development of lands, which are vacant, planned for demolition, in part or in whole, or which will have the building or structure removed from the lot.

**Relevant Tax Class Rate** – For the purpose of the incentive program means the applicable tax class as of the date of the corresponding grant year.

**Targeted Area** – Lands within a defined area of the Hamilton Road Area Community Improvement Plan Project Area which are eligible for incentive programs including consideration of Forgivable Loans. **At this time, Forgivable Loans are not available in the Hamilton Road Area.**

**Targeted Uses** – The use occupying the ground floor of a building which is permitted under the land use zone and has a key role in achieving the goals of the City’s Strategic Plan, the Business Improvement Area, the Community Improvement Plan, and any other current or future related plans. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

**Year 1** – The first full calendar year that taxes are paid after the project is completed and reassessed. This becomes the first of the ten years of grant payments.

**Yearly Grant Value** – Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 25% (for Façade Improvement loan) or 12.5% (for Upgrade to Building Code loan) to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

Example (Upgrade to Building Code Loan with the ground floor occupied for six months of the *Calendar Year*):

*Yearly Loan Repayments* multiplied by 12.5% = *Maximum Yearly Grant Value*  
 $\$60,000 \times 12.5\% = \$7500$

*Maximum Yearly Grant Value* multiplied by *Pro-rated Yearly Grant Percentage*  
 = *Yearly Grant Value*  
 $\$7500 \times 50\% = \$3750$

**Yearly Loan Repayments** – The total value of the loan payment made by the applicant to the City in a *Calendar Year*. The loan agreement includes a loan schedule which provides details on the terms of loan including when loan repayment begins as well as the amount of monthly repayments.

**Year/Level Factor** – The following tables illustrate the *Year/Level Factor* that is used for each of the Tax Grant levels. The appropriate table will be populated based on the *Annual Tax Increment Calculation* and the *Annual Grant Calculation* and will be included as part of the Grant Agreement between the property owner and the City of London:

Part IV Heritage Designated		Existing Buildings		Vacant or Cleared Land	
Year	Level 1	Year	Level 2	Year	Level 3
1	100 %	1	70 %	1	60 %
2	100 %	2	70 %	2	60 %
3	100 %	3	60%	3	50 %
4	90 %	4	50%	4	40 %
5	80 %	5	40%	5	30 %
6	70 %	6	30%	6	20 %
7	60 %	7	20%	7	10 %
8	50 %	8	10%	8	10 %
9	40 %	9	10%	9	10 %
10	30 %	10	10%	10	10 %

## 2. Eligibility Criteria for Financial Incentive Programs

***Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Managing Director, Planning and City Planner, or designate.***

To be eligible for any Financial Incentive Program, the applicant, property and project must meet all conditions detailed in this program description.

### Property Owner Considerations

- The applicant must be the registered owner of the property or an agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London realty taxes must be paid in full when the loan and/or grant is issued and remain so for the lifetime of the loan and/or grant;
- The registered owner of the property must have no outstanding debts to the City of London;
- The property owner and/or applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- The Financial Incentive Programs will not apply retroactively to work completed prior to the approval of the application by the Managing Director of Planning and City Planner, or designate.

### Property Considerations

- The property must be located within the Lambeth Village Core Project Sub-Area or Wharncliffe Road Corridor Project Sub-Area as identified in the Lambeth Area Community Improvement Project Area (see Map 1);
- There are no City of London Building Division orders or deficiencies relating to the subject property at the time the loan or grant is issued;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example, applications for an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time).

### Building Considerations

- Separate applications must be submitted for each *discrete building* (as defined) on a single property;
- The property must contain an existing buildings (occupied or unoccupied) located within an identified area for improvement under the Lambeth Area CIP (for the Residential Development Charge Grant & Tax Grant Programs, the property may also be vacant);
- Where the entirety of a multi-unit building, which contains separate units, are all under the same ownership, (or with condominium status) it will be considered as one building for the purpose of the incentive programs;
- Where a building is within a contiguous group of buildings, a *discrete building* will be interpreted as any structure which is separated from other structures by a solid party wall (and a distinct municipal address);
- Each *discrete building* on each property is eligible for financial incentive programs;
- Each *discrete building* is eligible for multiple Upgrade to Building Code loans provided the total of all loans do not exceed the maximum amount allowable under

the program guidelines (\$200,000), additional Upgrade to Building Code loans may be considered after the previous loan(s) is repaid;

- Each *discrete building* is eligible for multiple Façade Improvement loans provided the total of all loans do not exceed the maximum amount allowable under the program guidelines (\$50,000), additional Façade Improvement loans may be considered after the previous loan(s) is repaid;
- Each property is eligible for a Rehabilitation and Redevelopment Tax Grant;
- Each *discrete building* is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example applications for an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time);
- There must be no City of London Building Division orders or deficiencies and no by-law infractions when the loan or grant is issued.

### 3. Application Process

#### Expression of Interest

**PO** – It is suggested to meet with City Planning Staff or the Business Improvement Area (BIA) if/when one exists regarding an Expression of Interest or Proposal before any financial incentive application is made to the City of London. While City Planning staff are often involved in meeting with the BIA and a property owner, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

***Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Managing Director, Planning and City Planner, or designate.***

#### Consultation Phase

**Step 1 – PO** – The Applicant contacts City of London and/or the BIA who will arrange a meeting to share ideas for the proposed project, information about incentive programs, provide application form(s) and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Consultation with an Urban Designer and/or Heritage Planner may be necessary. Where possible, the City will make appropriate staff available for this meeting, which is usually on site at the property where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements, the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (for properties requiring them) will be required before financial incentive applications are accepted. Discussions with City staff and the BIA are encouraged early in the conceptual phase to ensure proposed façade improvements comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London staff are also available to help with clarifying/applying for applicable permits.

#### Concept Phase

**Step 2 – PO** – A *Complete Application* (see Definition Section) for incentive programs is submitted to the City of London.

For the Tax Grant and Residential Development Charge Grant programs, the applicant must also obtain a building permit and make full payment of Residential Development Charges.

Residential Development Charge Grants are processed by City Planning in conjunction with Development and Compliance Services (Building Division). Application to the

Residential Development Charge (DC) Grant program is triggered when the full payment of Residential DCs is made to the Building Division. **PO – After making the DC payment, applicants must contact City Planning to complete the application process.**

**Step 3 – CL** – City of London City Planning Staff will review the application for completeness and inform the applicant in writing that either, more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. The letter will also state whether the commitment is for a Forgivable Loan. For the Residential DC Grant, the residential DCs must be paid prior to the City's issuance of a *Commitment Letter*. For the Loan Programs, the City's commitment is valid for one year from the date of issuance of the *Commitment Letter*. The City's commitment applies only to the project as submitted. **PO – Any subsequent changes to the project will require review and approval by appropriate City staff.**

**Step 4 – CL** – City Planning Staff may visit the subject property and take photographs, both before and after the subject work is completed. When considering forgivable loans, staff will also confirm that the intended use meets the eligibility requirements of the program.

### **Construction Phase**

**Step 5 – PO** – Having obtaining all necessary approvals and/or permits and receiving a *Commitment Letter* from the City for approved works, the applicant may start to undertake eligible improvements. With respect to the Residential DC Grant, there is an additional requirement that the DCs have been paid.

***Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Managing Director, Planning and City Planner, or designate.***

### **Confirmation Phase**

**Step 6 – PO** – The applicant will notify the City in writing (via letter or email) once the project is complete and the costs respecting those works are paid. For Loans, the applicant will submit paid receipts (as proof of payment in full). Confirmation that related building permits are closed is also required so that the City may begin drafting an agreement. With respect to Tax Grant and Residential DC Grant, when the project is complete or following the re-assessment of the property, the applicant will notify City Planning in writing that the project is complete for the purpose of calculating the *Post-Improved Assessed Value*.

**Step 7 – CL** – Before setting up any agreement, City Planning staff must ensure the improvements as described in the City's *Commitment Letter* are completed and other criteria as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- The loan must be in good standing with no arrears owing;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City of London;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding City of London Building Division orders or deficiencies against the subject property.

**Step 7. i (Grants) – CL** – Upon written notice from the applicant, City Planning will request the City's Finance and Corporate Services Taxation Division to provide a grant schedule that establishes the value of the annual grant over the term of the grant program.



**Step 7. ii (Grants) – CL** – Upon request by City Planning, the Finance and Corporate Services Taxation Division will establish a *Post-Improved Assessed Value*. To do this they will review the assessed value of the property and determine whether this is the final assessment relating to the completion of the renovation or development project. If this is not the final assessment, the Finance and Corporate Services Taxation Division will contact the Municipal Property Assessment Corporation (MPAC) and request that the final assessment be prepared.

**Step 7. iii (Grants) – CL** – The Finance and Corporate Services Taxation Division will prepare and note the annual tax increment for the purpose of calculating the grant schedule. The Finance and Corporate Services Taxation Division will then prepare a schedule for the first year that the new taxes were levied for the full year.

**Step 7. iv (Grants) – CL** – At the completion of the *Calendar Year*, City Planning staff will ask Finance and Corporate Services Taxation Division staff to confirm that all taxes have been paid for that year and that the tax account is in good standing with a zero balance. Upon receiving confirmation, a grant agreement can be drafted.

### **Agreement Phase**

**Step 8 (Loans) – CL** – Once the approved works are verified by City Planning, staff will draft the loan agreement.

**Step 8 (Grants) – CL** – Once the eligible works are verified and the grant schedule is complete, City Planning staff will draft the grant agreement and provide a draft copy of the grant agreement to the applicant for review.

**Step 9 (Loans) – CL** – City Planning staff will request a cheque, and the Document General to place a lien on the property in the amount of the loan is prepared.

**Step 9 (Grants) – CL** – After the applicant has approved the grant agreement, City Planning staff can prepare two hard copies of the agreement to be signed.

**Step 10 – CL** – When all the documentation is ready, City Planning staff will contact the applicant to arrange for a meeting to sign the documents (and in the case of a loan, exchange a loan cheque for the first 12 post-dated repayment cheques provided by the property owner or applicant (**PO**)).

Full loan repayment can be made at any time without penalty. **PO** – To make a full or partial repayment above the standard monthly payment, please contact City Planning or Accounts Receivable.

**Step 11** – City Planning staff will have two original copies of the agreement available for signing. One original signed copy is kept by the applicant and one is retained by the City.

**PO** – Please note that loan cheque distribution cannot occur in December due to financial year-end. Instead, all loan cheques requested in the Agreement phase in December will be processed in January.

## **4. Financial Incentive Approval**

Once all eligibility criteria and conditions are met, and provided that funds are available in the supporting Reserve Fund, the Managing Director, Planning and City Planner or designate will approve the incentive application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Loan commitments will be valid for one year and will expire if the work is not completed within that time period. The Managing Director, Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year. **PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

## 5. Additional Rehabilitation and Demolition

Additional work to the interior of the building can be undertaken without City Planning approval subject to obtaining a building and/or heritage alteration permit, when required. The loan programs do not impose any specific restrictions on demolition except that any outstanding loan amount must be repaid to the City prior to the issuance of a demolition permit.

## 6. Inspection of Completed Works

The loan will be paid to the property owner (or designate) following City receipt of invoices for all completed work and after the City inspection of all completed improvements has taken place. The City will inspect the work completed to verify that the proposed improvements have been completed as described in the application.

## 7. Incentive Application Refusal and Appeal

If an application is refused, the applicant may, in writing, appeal the decision of the Managing Director, Planning and City Planner to the City Clerk's Office who will provide direction to have the matter heard before Municipal Council through the Planning and Environment Committee (PEC).

## 8. Relationship to other Financial Incentive Programs

It is intended that the Loan and Grant Programs will complement other incentive programs offered by the City of London. Property owners may also qualify for financial assistance under those programs specifically detailed within the program guidelines. However, the funding from these programs cannot be used to subsidize the property owner's share of the total cost of the loan programs property improvements.

## 9. Monitoring & Discontinuation of Programs

As part of the program administration, City Planning staff will monitor all of the financial incentive programs. In receiving and processing applications, staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Community Improvement Plan within which the program applies. The City may discontinue the Financial Incentive Programs at any time; however, any existing loan or grant will continue in accordance with the agreement. A program's success in implementing a Community Improvement Plan's goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP's goals and objectives, as noted in the Program Monitoring Data section.

## 10. Program Monitoring Data

The following information will be collected and serve as indicators to monitor the financial incentive programs offered through the Lambeth Area Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met.

Program	Indicators
<b>Façade Improvement Loan Program Monitoring</b>	<ul style="list-style-type: none"><li>• Number of Applications (approved and denied)</li><li>• Approved value of the loan and the total construction cost (i.e. total public investment and private investment)</li><li>• Pre-Assessment Value</li><li>• Total Value of Building Permit (if required)</li><li>• Location of façade being improved (Street Front, Non-Street Front)</li><li>• Post-Assessment Value</li><li>• Use Type (Targeted or Non-Targeted)</li><li>• Increase in assessed value of participating property</li></ul>

Program	Indicators
	<ul style="list-style-type: none"> <li>• Total Loan Amount</li> <li>• Number of forgivable loans</li> <li>• Number of loan defaults</li> <li>• Cost/Value of loan defaults</li> </ul>
<b>Upgrade to Building Code Loan Program Monitoring</b>	<ul style="list-style-type: none"> <li>• Number of Applications (approved and denied)</li> <li>• Approved value of the loan and the total construction cost (i.e. total public investment and private investment)</li> <li>• Pre-Assessment Value</li> <li>• Total Value of Building Permit</li> <li>• Post-Assessment Value</li> <li>• Use Type (Targeted or Non-Targeted)</li> <li>• Increase in assessed value of participating property</li> <li>• Total Loan Amount</li> <li>• Number of forgivable loans</li> <li>• Number of loan defaults</li> <li>• Cost/Value of loan defaults</li> </ul>
<b>Tax Grant Program Monitoring</b>	<ul style="list-style-type: none"> <li>• Number of Applications (approved and denied)</li> <li>• Pre-Assessment Value</li> <li>• Total Value of Building Permit</li> <li>• Level of Grant (Type 1, Type 2 or Type 3)</li> <li>• Post-Assessment Value</li> <li>• Use Type (Targeted or Non-Targeted)</li> <li>• Number of residential units created</li> <li>• Increase in assessed value of participating property</li> <li>• Total Grant Amount</li> <li>• Number of grant defaults</li> <li>• Cost/Value of grant defaults</li> </ul>
<b>Development Charge Program Monitoring</b>	<ul style="list-style-type: none"> <li>• Number of Applications (approved and denied)</li> <li>• Pre-Assessment Value</li> <li>• Total Value of Building Permit</li> <li>• Number of residential units created</li> <li>• Post-Assessment Value</li> <li>• Type (Targeted or Non-Targeted Industrial) Use</li> <li>• Increase in assessed value of participating property</li> <li>• Total Grant Amount</li> <li>• Number of grant defaults</li> <li>• Cost/Value of grant defaults</li> </ul>

## 11. Activity Monitoring Reports

Annual Activity Reports will measure the following variables:

- Number of applications by type;
- Increase in assessment value of properties;
- Value of the tax increment (i.e. increase in property tax after the construction activity);
- Value of construction and building permits issued;
- Number of units created (by type, ownership/rental);
- Number and value of incentive program defaults; and,
- Ground floor occupancy rates within the CIP area where the program(s) is in effect.

**COMMON PROGRAM INFORMATION SECTION ENDS HERE  
INDIVIDUAL PROGRAM INFORMATION BEGINS NOW**

## 12. Façade Improvement Loan Programs

### a) Lambeth Village Core Façade Improvement Loan Program

**Purpose:** The Lambeth Village Core Façade Improvement Loan Program is intended to assist property owners in identified community improvement project areas with façade improvements and to bring participating buildings and properties within the identified community improvement areas into conformity with the SWAP, City of London Property Standards By-law and applicable City Design Guidelines. Through this program, the City provides a no-interest 10-year loan. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$50,000.

**Objectives:** The overarching goals of this Program are to:

- Support the maintenance, improvement and beautification of the exterior appearance of buildings in the Lambeth Village Core;
- Encourage reinvestment in the Lambeth Area;
- Help make the Lambeth Area environment interesting and aesthetically pleasing for residents, patrons and visitors alike;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

**Eligible Works:** Eligible works that will be financed through this program include improvements that are demonstrated to enhance the appearance of building exteriors in compliance with applicable Urban Design Guidelines. Examples of works that may be eligible under this program are listed below.

- Exterior street front renovations;
- Portions of non-street front buildings, visible from adjacent streets. Non-street front visible portions may only be eligible for funding after the street front façade has been improved or street front improvements have been deemed unnecessary by the Managing Director, Planning and City Planner, or designate;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building;
- Decorative lighting which is affixed to the exterior street front of a building that is ornamental and installed for aesthetic effect;
- Eaves troughs, rain gutters, soffits, fascia, bargeboard, and other materials that direct rain water;
- Doors, windows, and their finished framing;
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5000 or 10% of the loan).

**Note:** A Heritage Alteration Permit is required for heritage designated properties in the Lambeth Area CIP Project Area.

**Works Not Eligible:** The following provides examples, but not a complete list of works that are not eligible to be financed through this program:

- New stucco building materials;
- Back lit signs;
- Any other materials that at the discretion of the Managing Director, Planning, and City Planner, or designate, are deemed ineligible or inauthentic.

**Loan Terms:** A complete application must be received and a *City Commitment Letter* issued before any work can commence.

**Period:** The loan will be interest free and will be amortized over a 10-year period.

**Loan Amount:** Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per building; or,
- a maximum of \$50,000 per building.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that related to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$50,000 per *discrete building*.

**Determination of Eligible Non-Street Front Façade Improvements:** The Managing Director, Planning and City Planner or designate will decide when this program can be applied to a building façade that is not street facing. Typically this consideration is made when the street-front façade is deemed to be in compliance with applicable City Design guidelines and Building and Fire Codes.

**Determination of Façade Improvements where there are two Street Frontages:** If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Façade Improvement Loan for each unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the building is eligible for two or more Façade Improvement Loans. All façade designs must be deemed in compliance with applicable City Design guidelines and the Building and Fire Codes, to be eligible for loans.

**Loan Distribution:** The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan; (2) the Loan Agreement has been signed; and, (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) are received. City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques in subsequent years. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan.

**The City will not provide partial loan amounts or progress payments.**

**Loan Security and Postponement:** Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Managing Director, Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

**Loan Agreement:** Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

**Repayment Provisions:** Loan repayments will begin six months after the advancement of funds. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total

loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

**Transferable Loans:** At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

#### **b) Wharncliffe Road Corridor Sign Loan Program**

**Purpose:** The Wharncliffe Road Corridor Sign Loan Program is intended to assist property owners with eligible signage works to improve building signage and bring participating signs into conformity with the Property Standards By-law and applicable City Design Guidelines.

Through this program, the City provides a no-interest 10-year loan. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$5000.

**Objectives:** The overarching goals of this Program are to:

- Support the maintenance, improvement and beautification of sign-related items in the Wharncliffe Road Corridor;
- Encourage reinvestment in the Lambeth Area;
- Help make the Lambeth Area environment interesting and aesthetically pleasing for residents, patrons and visitors alike;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

**Eligible Works:** Eligible works that will be financed through this program include improvements that are demonstrated to enhance the appearance of sign-related items in compliance with applicable City Design Guidelines. Examples of works that may be eligible under this program are listed below.

- Exterior sign-related renovations in compliance with City Design Guidelines;
- Portions of non-street front sign renovations, visible from adjacent streets.
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off of a storefront window, doorway or sidewalk and/or to provide signage for a commercial tenant.
- Business name signage that is affixed to the exterior street front of a building.
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$500 or 10% of the loan).

**Note:** A Heritage Alteration Permit is required for heritage designated properties in the Lambeth Area.

**Works Not Eligible:** The following provides examples, but not a complete list of works that are not eligible to be financed through this program:

- new stucco building materials;
- back lit signs; and,
- any other materials that at the discretion of the Managing Director, Planning, and City Planner, or designate, are deemed ineligible or inauthentic.

**Loan Terms:** **A complete application must be received and a City *Commitment Letter* issued before any work can commence.**

**Period:** The loan will be interest free and will be amortized over a 10-year period.

**Loan Amount:** Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per property; or,
- a maximum of \$5000 per property.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that related to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$5000 per *discrete building*.

**Determination of Eligible Improvements:** The Managing Director, Planning and City Planner or designate will decide when this program can be applied to work that is not street facing. Typically this consideration is made when the street front façade is deemed to be in compliance with applicable City Design guidelines and Building and Fire Codes.

**Determination of Improvements where there are two street frontages:** If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Sign Loan for each unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the building is eligible for two or more Sign Loans. To be eligible for loans, all designs must be deemed in compliance with applicable City Design Guidelines and the Building and Fire Codes.

**Loan Distribution:** The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan; (2) the Loan Agreement has been signed; and, (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) have been received. In subsequent years, City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan.

**The City will not provide partial loan amounts or progress payments.**

**Loan Security and Postponement:** Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Managing Director, Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

**Loan Agreement:** Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

**Repayment Provisions:** Loan repayments will begin six months after the advancement of funds. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

**Transferable Loans:** At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Bill No. 286  
2019

By-law No. PS-113-19\_\_\_\_\_

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.”

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

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

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

**1. Loading Zones**

Schedule 5 (Loading Zones) of the PS-113 By-law is hereby amended by **adding** the following rows:

Talbot Street	East	From a point 14 m north of Dundas Street to a point 21 m north of Dundas Street
Talbot Street	East	From a point 6 m north of King Street to a point 20 m north of King Street
Talbot Street	West	From a point 18 m south of Queens Avenue to a point 7 m south of Queens Avenue

This by-law comes into force and effect on July 30, 2019.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019



Bill No. 287  
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AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

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

1. **No Stopping**

Schedule 1 (No Stopping) of the PS-113 By-law is hereby amended by **adding** the following rows:

Creamery Road	Both	Dundas Street	North limit of Creamery Road	Anytime
Dakota Place	Both	South limit of Dakota Place	Huron Street	Anytime
Dundas Street	Both	Crumlin Sideroad	East City limit	Anytime
Evelyn Drive	Both	Rebecca Road	East City limit	Anytime
Kostis Avenue	Both	Dundas Street	North limit of Kostis Avenue	Anytime
Rebecca Road	Both	Robin's Hill Road	Evelyn Drive	Anytime
Robin's Hill Road	Both	Crumlin Sideroad	Rebecca Road	Anytime

This by-law comes into force and effect on September 13, 2019.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 288  
2019

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

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

1. **No Stopping**

Schedule 1 (No Stopping) of the PS-113 By-law is hereby amended by **deleting** the following rows:

Creamery Road	Both	Dundas Street	North limit of Creamery Road	Anytime
Dakota Place	Both	South limit of Dakota Place	Huron Street	Anytime
Dundas Street	Both	Crumlin Sideroad	East City limit	Anytime
Evelyn Drive	Both	Rebecca Road	East City limit	Anytime
Kostis Avenue	Both	Dundas Street	North limit of Kostis Avenue	Anytime
Rebecca Road	Both	Robin’s Hill Road	Evelyn Drive	Anytime
Robin’s Hill Road	Both	Crumlin Sideroad	Rebecca Road	Anytime

This by-law comes into force and effect on September 16, 2019.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 289  
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 Dundas Street and Adelaide Street North)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Dundas Street and Adelaide Street North, namely:

“Part of Lot 42 South of Dundas Street, on Registered Plan 229(3rd), in the City of London and County of Middlesex, designated as Part 6 on Reference Plan 33R-20288.”

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

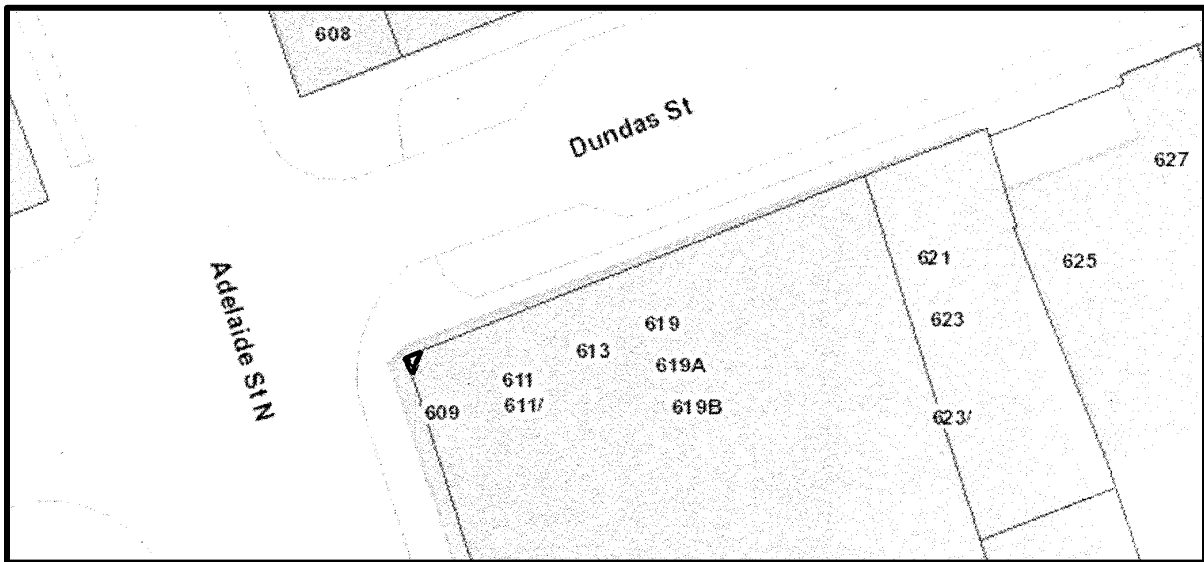
PASSED in Open Council on July 30, 2019.


Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 30, 2019  
Second Reading - July 30, 2019  
Third Reading - July 30, 2019

# Location Map



 Subject Lands

Bill No. 290  
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, west of Watmar Avenue)

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, west of Watmar Avenue, namely:

“Part of Lot 7 in Concession B, in the geographic Township of London, now in the City of London, designated as Parts 1, 2 and 3 on Reference Plan 33R-20368.”

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

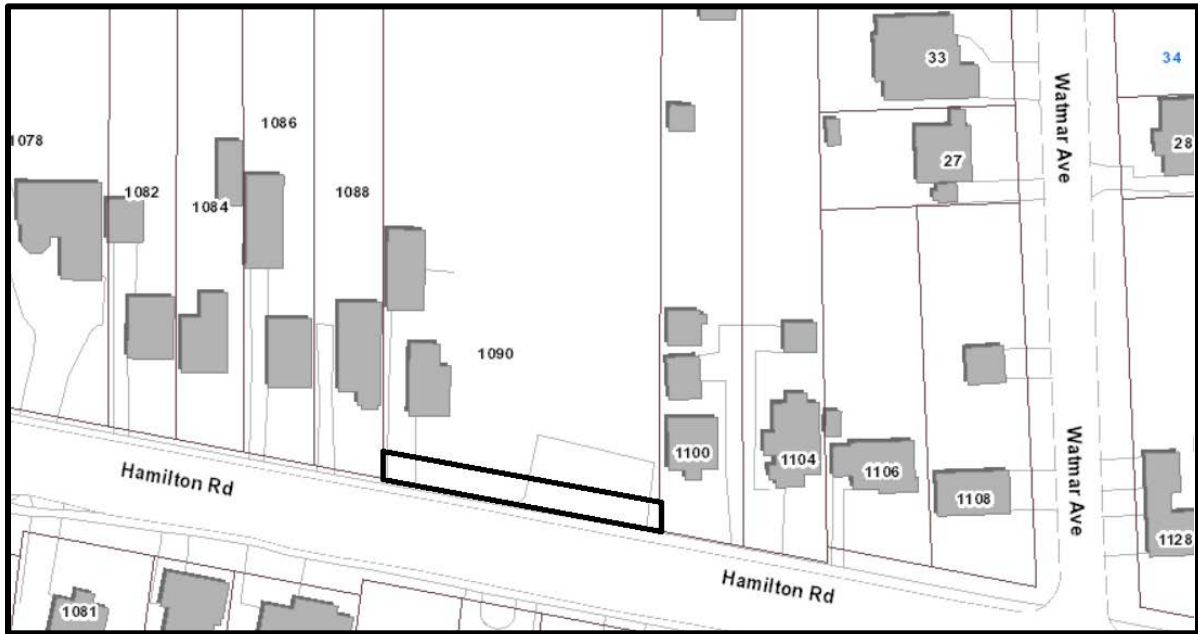
PASSED in Open Council on July 30, 2019.


Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 30, 2019  
Second Reading - July 30, 2019  
Third Reading - July 30, 2019

# Location Map



 Subject Lands

Bill No. 291  
2019

By-law No. W.-5593(\_\_)-\_\_\_\_\_

A by-law to amend By-law No. W.-5593-37  
entitled, "A by-law to authorize the Colonel  
Talbot Pumping Station. (Project No. ES2204)"

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;

AND WHEREAS it has been deemed expedient to amend By-law No. W.-5593-37 passed on January 4, 2016, to authorize an increase in the net amount of monies to be debentured for the "Colonel Talbot Pumping Station. (Project No. ES2204)";

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

1. The net cost of this project shall be met by the increase in the issue of debentures by \$2,068,956.00 from \$10,200,000.00 to \$12,268,956.00
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 292  
2019

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

A by-law to authorize the Southwest Capacity Improvement. (Project No. ES5263)

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 “Southwest Capacity Improvement (Project No. ES5263)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$15,006,387.00.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019



Bill No. 293  
2019

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

A by-law to authorize the New Major Open  
Space Network. (Project No. PD204319)

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 Major Open Space Network (Project No. PD204319) is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$478,800.00.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

WHEREAS on September 20, 1993 Municipal Council of The Corporation of the City of London enacted By-law WM-4, being a by-law being a by-law to Regulate Connections to the Public Sewage Works;

AND WHEREAS it is deemed expedient to amend the by-law;

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

1. Section 1.1 of the said by-law is hereby amended by adding the following definition:  
**“Low-density Residential”** means any building that is duplex, triplex, four-plex, five-plex or six-plex and is metered by a bulk meter.
2. Section 3.2 of the by-law is hereby repealed and replaced by the following:  
**3.2** Any work upon a Private drain connection be done at the request and expense of the owner, including but not limited to:
  - (i) plunging and rodding;
  - (ii) the installation of new drains not installed in conjunction with main sewer installation;
  - (iii) installation of a PDC liner by cured-in-place pipe (CIPP) method; or
  - (iv) repair and replacement of existing PDC by open cut method.
3. Section 7.2.1 of the By-law is hereby deleted and replaced by the following:  
**7.2.1 Services provided by the City Engineer – repair, replacement, installation – Single detached and Low-density Residential buildings**  
The fees and charges as set out in the applicable fees and charges by-law are imposed on owners of Single detached and Low-density Residential buildings for services or activities provided by the City Engineer.
4. Section 7.2.2 of the by-law is hereby deleted.
5. Section 7.7 of the by-law is hereby deleted and replaced by the following:  
**7.7 Work undertaken by the City limited**  
The City Engineer shall not undertake:
  - (i) the repair or replacement of a Private drain connection serving a property that is not a Single detached or Low-density Residential building; or
  - (ii) the installation of new Private drain connections for any property.The responsibility and costs for such works shall be borne by the property owner in accordance with the applicable fees and charges by-law.
6. Section 7.8 of the by-law is hereby deleted.
7. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

Bill No. 295  
2019

By-law No. WM-28-19\_\_\_\_\_

A by-law to amend By-law WM-28, being a by-law for regulation of wastewater and stormwater drainage systems in the City of London

WHEREAS on December 3, 2013 Municipal Council of The Corporation of the City of London enacted By-law WM-26, being a by-law for regulation of wastewater and stormwater drainage systems in the City of London;

AND WHEREAS it is deemed expedient to amend the said by-law;

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

1. Section 4.2 of Schedule "A" to the by-law is hereby deleted and replaced by the following:

**4.2 Private Drain Connection (PDC) Charges**

<b><i>Services provided by the Engineer – single detached residential, low density residential dwellings</i></b>	<b>Each PDC (\$)</b>
<u>Repair or replace existing PDC – no construction</u> the repair or replacement of an existing private drain connection.	\$5000

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

PASSED in Open Council July 30, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First reading – July 30, 2019  
Second reading – July 30, 2019  
Third reading – July 30, 2019

Bill No. 296  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 9345 Elviage Drive.

WHEREAS Sarah Stevens has applied to remove the holding provision from the zoning over a portion of the lands located at 9345 Elviage Drive, 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 the lands located at 9345 Elviage Drive, as shown on the attached map, to remove the h-2 holding provision so that the zoning of the lands as an Agricultural AG2 Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

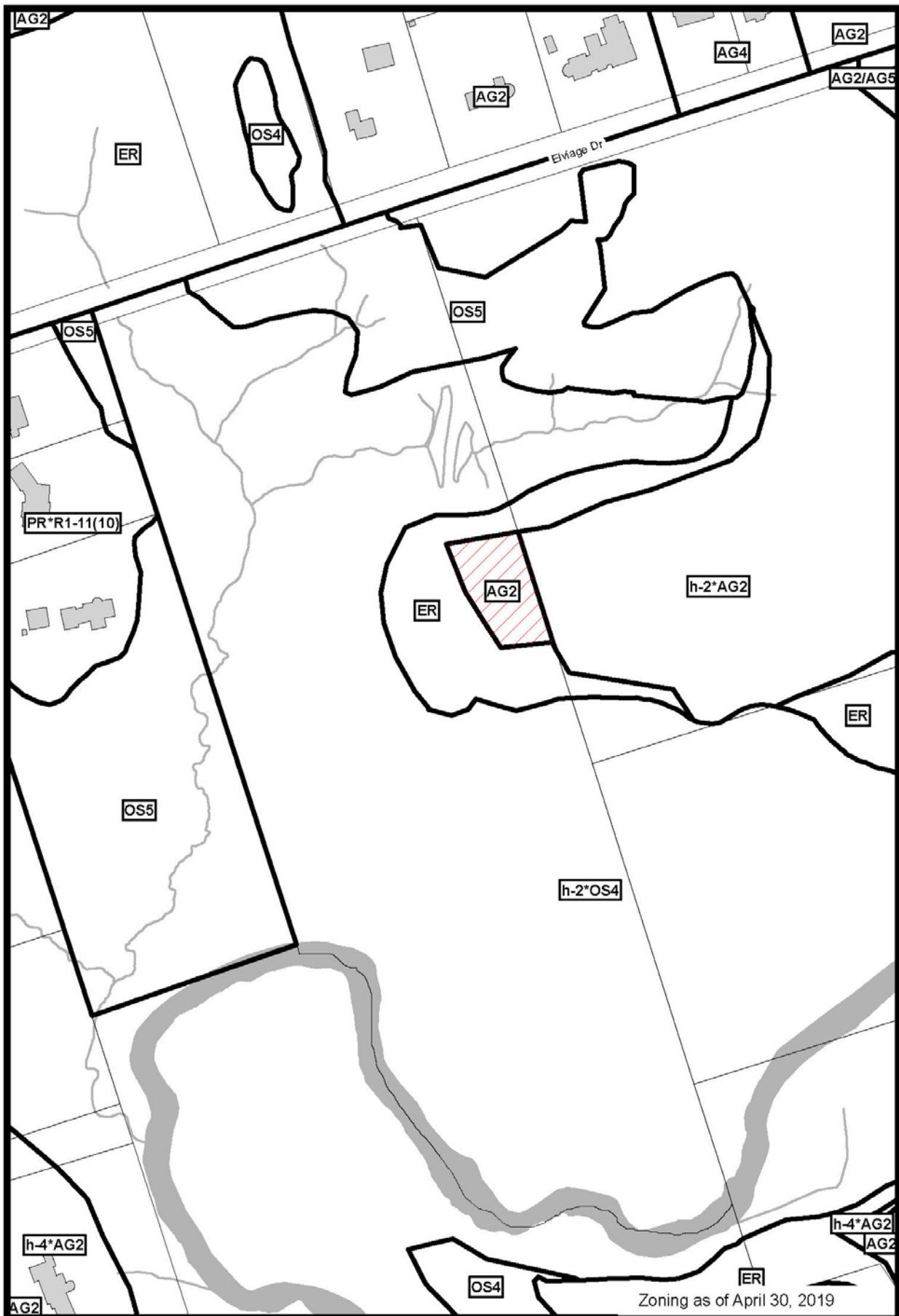
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor



Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"



Zoning as of April 30, 2019

<p>File Number: H-9056 Planner: LM Date Prepared: 2019/05/07 Technician: RC By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters</p> 
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Bill No. 297  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 3270 Raleigh Crescent.

WHEREAS Speyside East Corporation has applied to remove the holding provision from the zoning for the lands located at 3270 Raleigh Crescent, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3270 Raleigh Crescent, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R5/Residential R6/Community Facility/Convenience Commercial Special Provision (R5-2/R6-4/CF3/CC(13)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

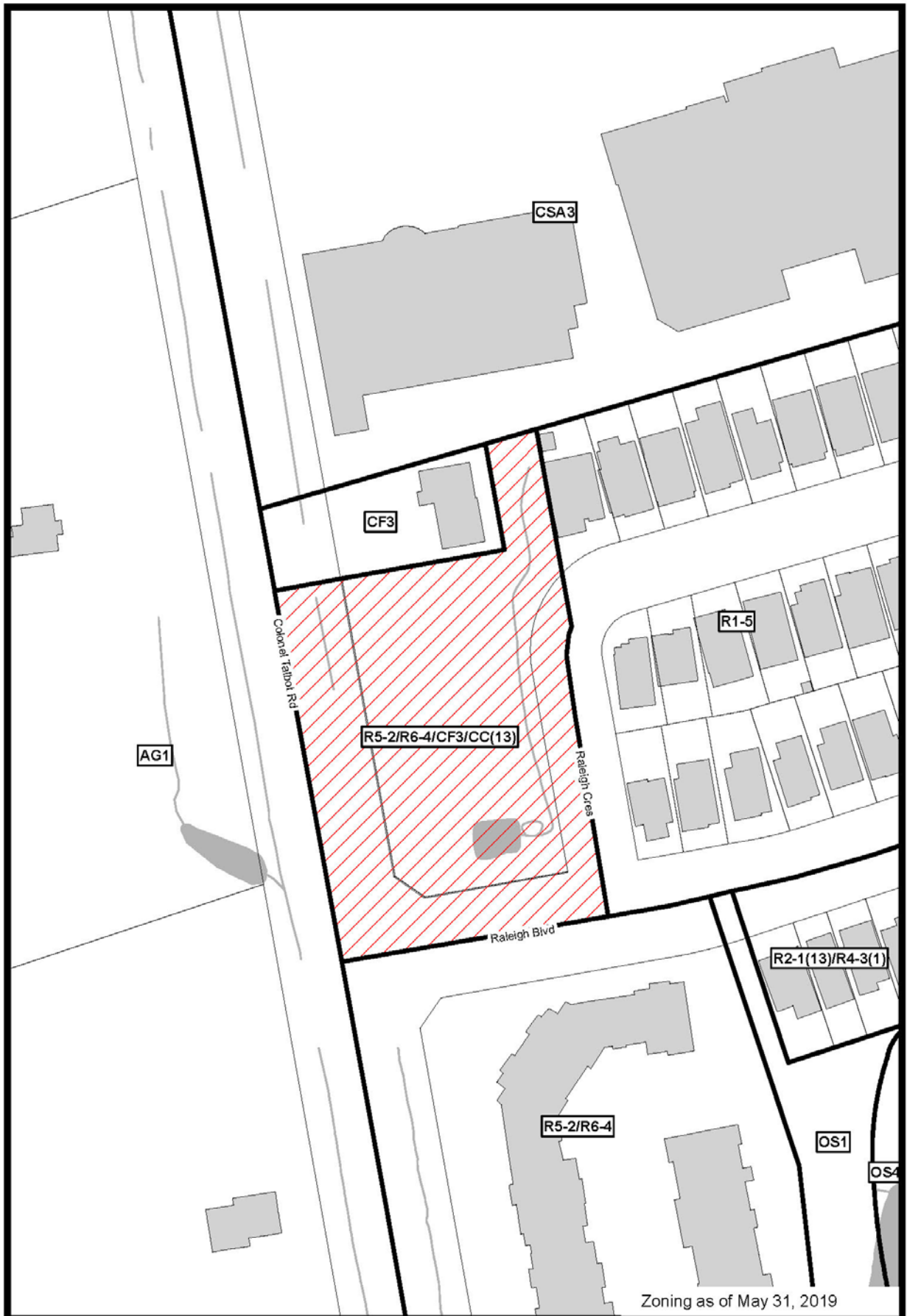
PASSED in Open Council on July 30, 2019.



Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"



<p>File Number: H-9086 Planner: SW Date Prepared: 2019/06/27 Technician: rc By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters</p> 
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Bill No. 298  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1509 Fanshawe Park Road West.

WHEREAS 2568401 Ontario Inc. have applied to remove the holding provision from the zoning for the lands located at 1509 Fanshawe Park Road West, 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 land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1509 Fanshawe Park Road West, as shown on the attached map, to remove the h-17 holding provision so that the zoning of the lands as a Restricted Service Commercial (RSC2/RSC5) 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 July 30, 2019.

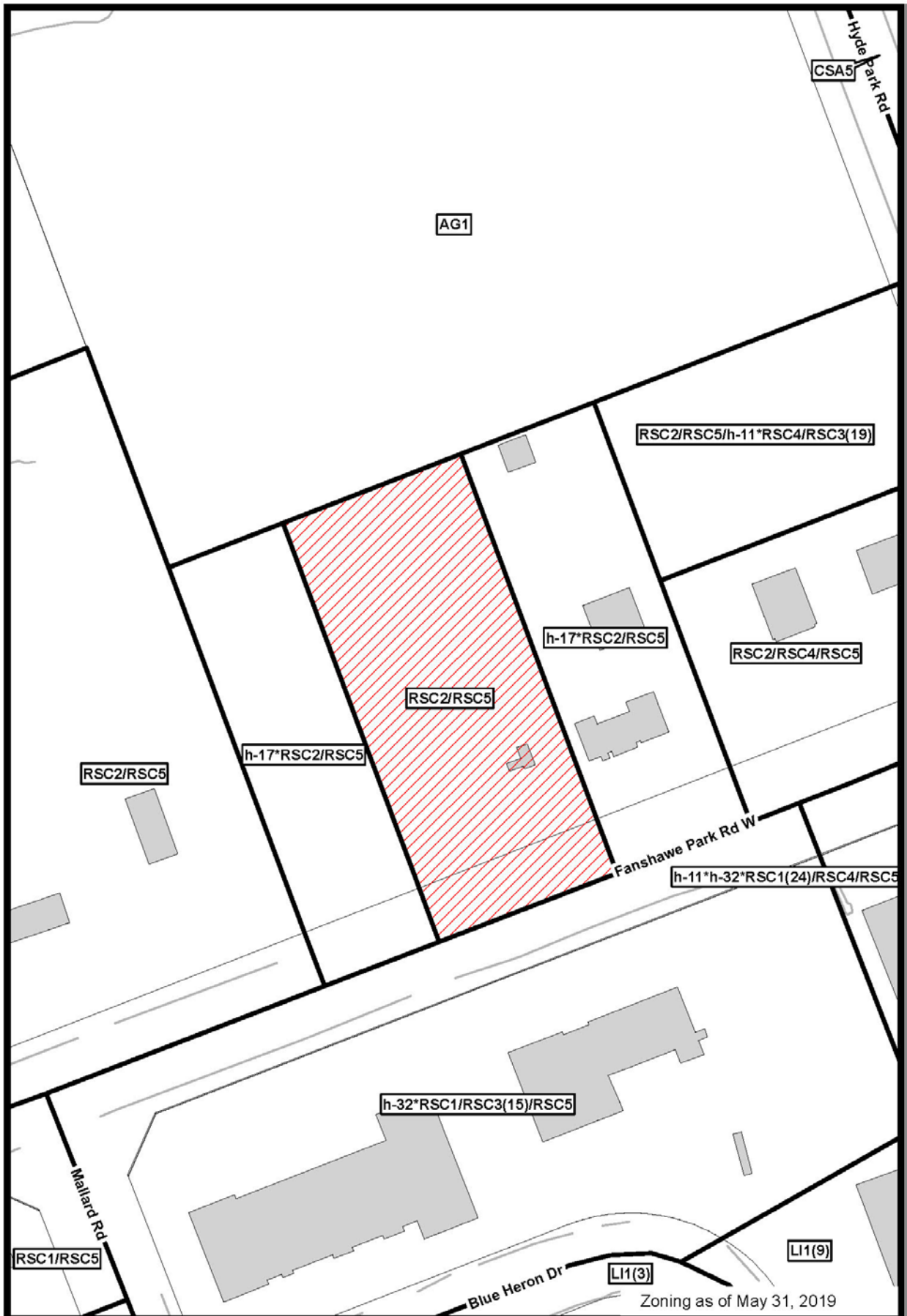
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 30, 2019  
Second Reading – July 30, 2019  
Third Reading - July 30, 2019



Schedule "A"




Zoning as of May 31, 2019

File Number: H-9083  
Planner: AL  
Date Prepared: 2019/06/17  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters



Bill No. 299  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 1229 and 1265 Wharncliffe Road South.

WHEREAS. 2670040 Ontario Inc. has applied to remove the holding provisions from the zoning for the land located at 1229 and 1265 Wharncliffe Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1229 and 1265 Wharncliffe Road South, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Holding Restricted Service Commercial / Restricted Service Commercial Special Provision (h-138\*RSC1/RSC2/RSC3(16)/RSC4(14)/RSC5(16)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it was passed.

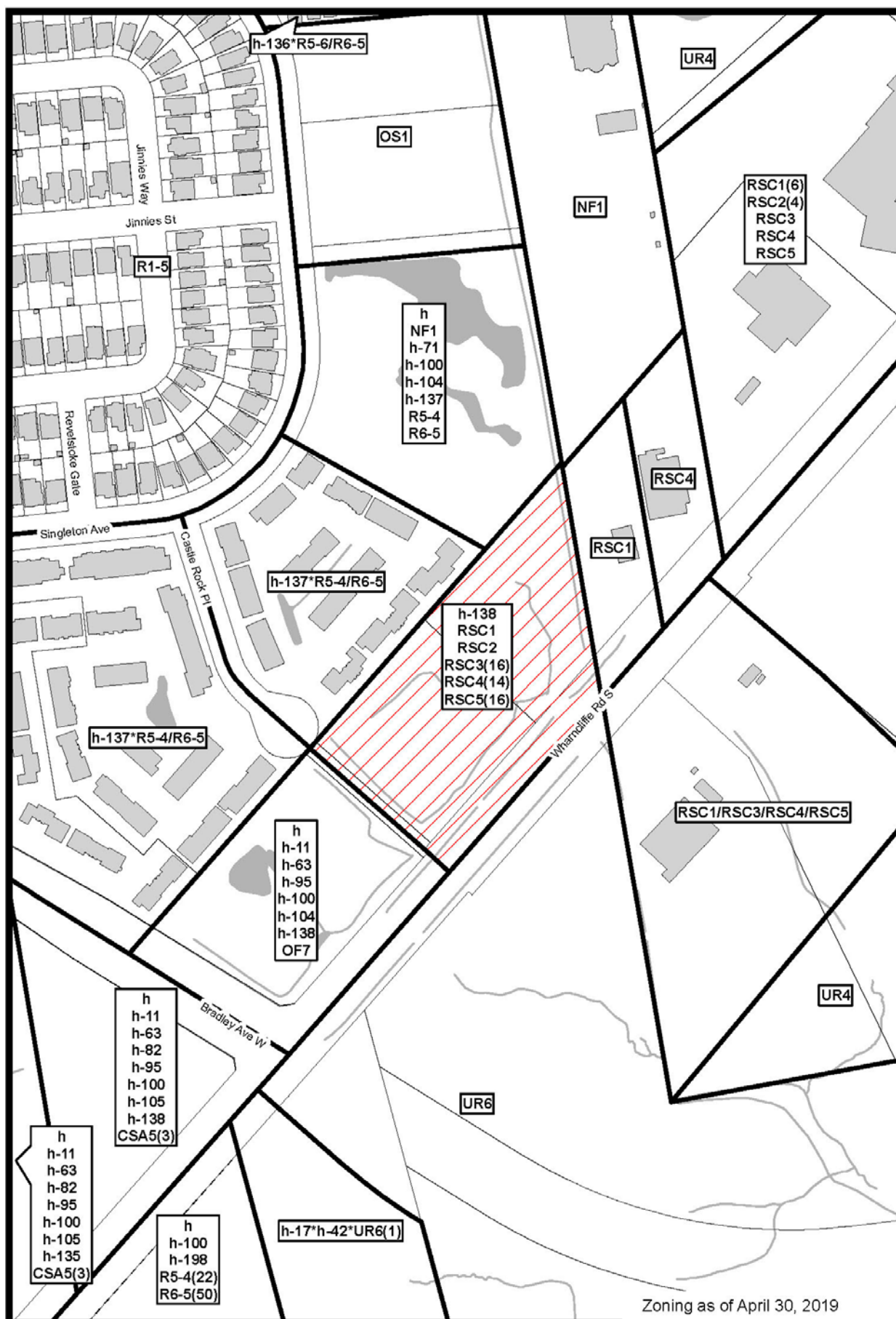
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor



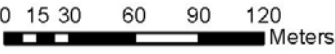
Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"



Zoning as of April 30, 2019

<p><b>File Number: H-9065</b></p> <p><b>Planner: CS</b></p> <p><b>Date Prepared: 2019/06/05</b></p> <p><b>Technician: rc</b></p> <p><b>By-Law No: Z.-1-</b></p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:3,000</b></p> <p></p> <p></p>
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Bill No. 300  
2019

By-law No. Z.-1-19\_\_\_\_S

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 349 and 379 Sunningdale Road West.

WHEREAS Sunningdale Golf and Country Club Ltd. have applied to remove the holding provisions from the zoning for the lands located at 349 and 379 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 349 and 379 Sunningdale Road West, as shown on the attached map, to remove the h., h-53 and h-100 holding provisions so that the zoning of the lands as a Holding Residential R9 Special Provision (h-53\*R9-7(27)) Zone, a Holding Residential R5/R6 Special Provision (h-53\*R5-3(19)/R6-5(53)) Zone, a Holding Residential R5/R6 Special Provision/ Office (h-53\*R5-3(19)/R6-5(53)/OF1) Zone, a Residential R9 Special Provision (R9-7(27)) Zone, and a Residential R5/R6 Special Provision (R5-3(19)/R6-5(53)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it was passed.

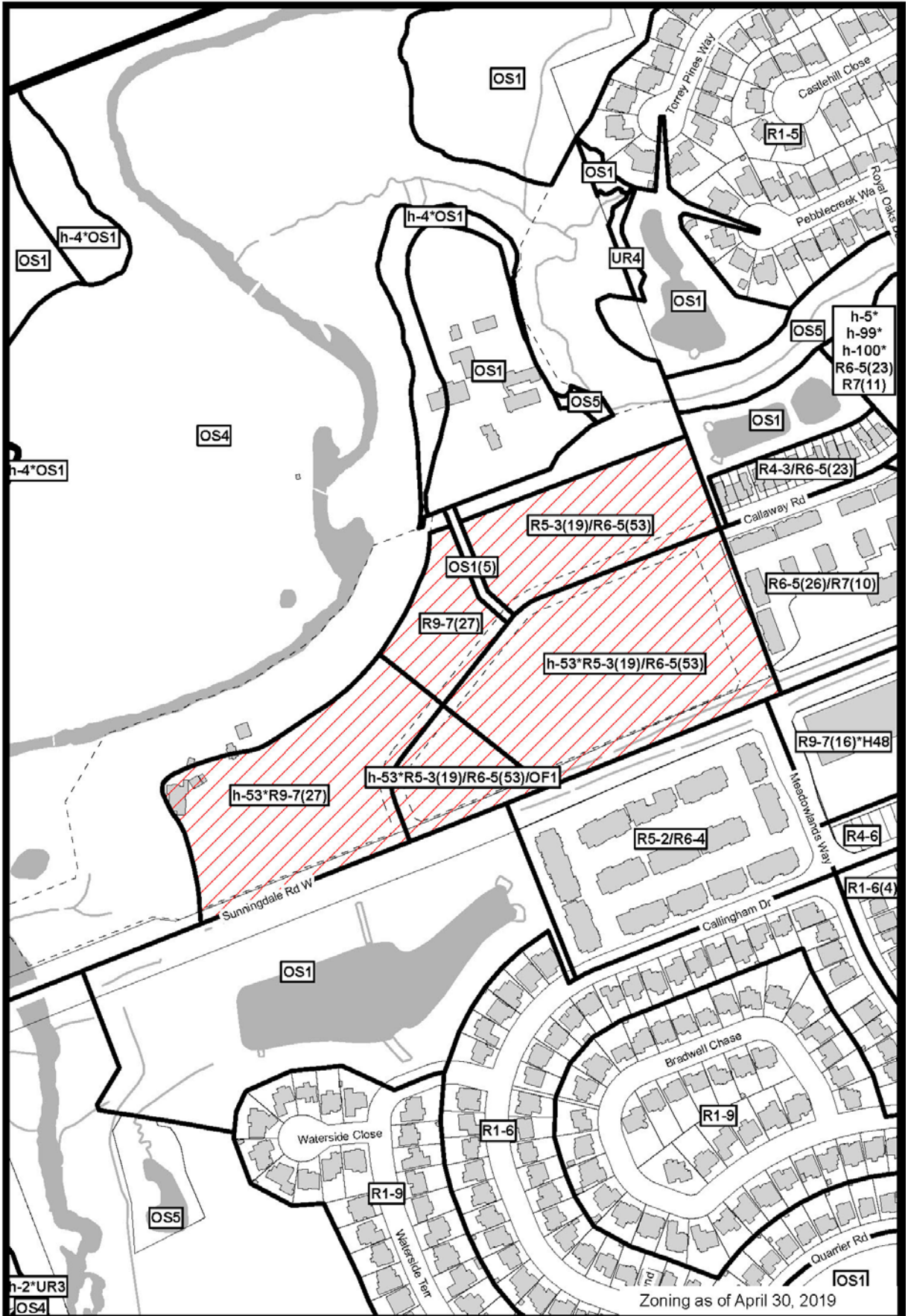
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"



File Number: H-9064  
 Planner: CS  
 Date Prepared: 2019/06/05  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters



Bill No. 301  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 7 Annadale Drive.

WHEREAS Forest Park (Sherwood Glen) Inc. have applied to remove the holding provision from the zoning for the lands located at 7 Annadale Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 7 Annadale Drive, as shown on the attached map, to remove the h-5 holding provisions so that the zoning of the lands as a Residential R6 Special Provision (R6-3(8)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

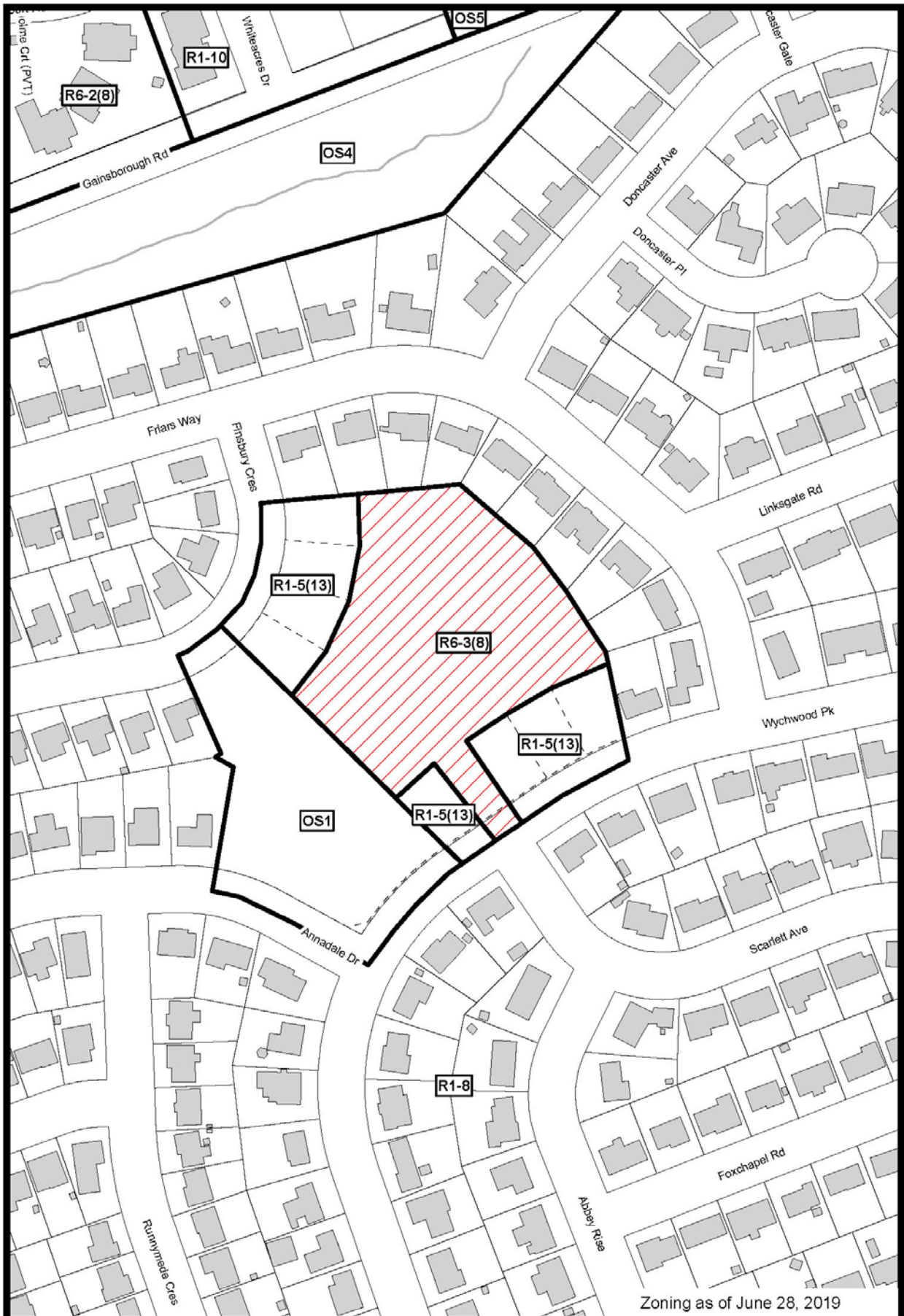
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"




File Number: H-9037

Planner: SM

Date Prepared: 2019/07/05

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Bill No. 302  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 2835 Sheffield Place.

WHEREAS Sifton Properties Limited have applied to remove the holding provisions from the zoning for the lands located at 2835 Sheffield Place, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said 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 the lands located at 2835 Sheffield Place, as shown on the attached map, to remove the h, h-100 and h-159 holding provisions so that the zoning of the lands as a Residential R6 Special Provision (R6-2(11)) 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 July 30, 2019.

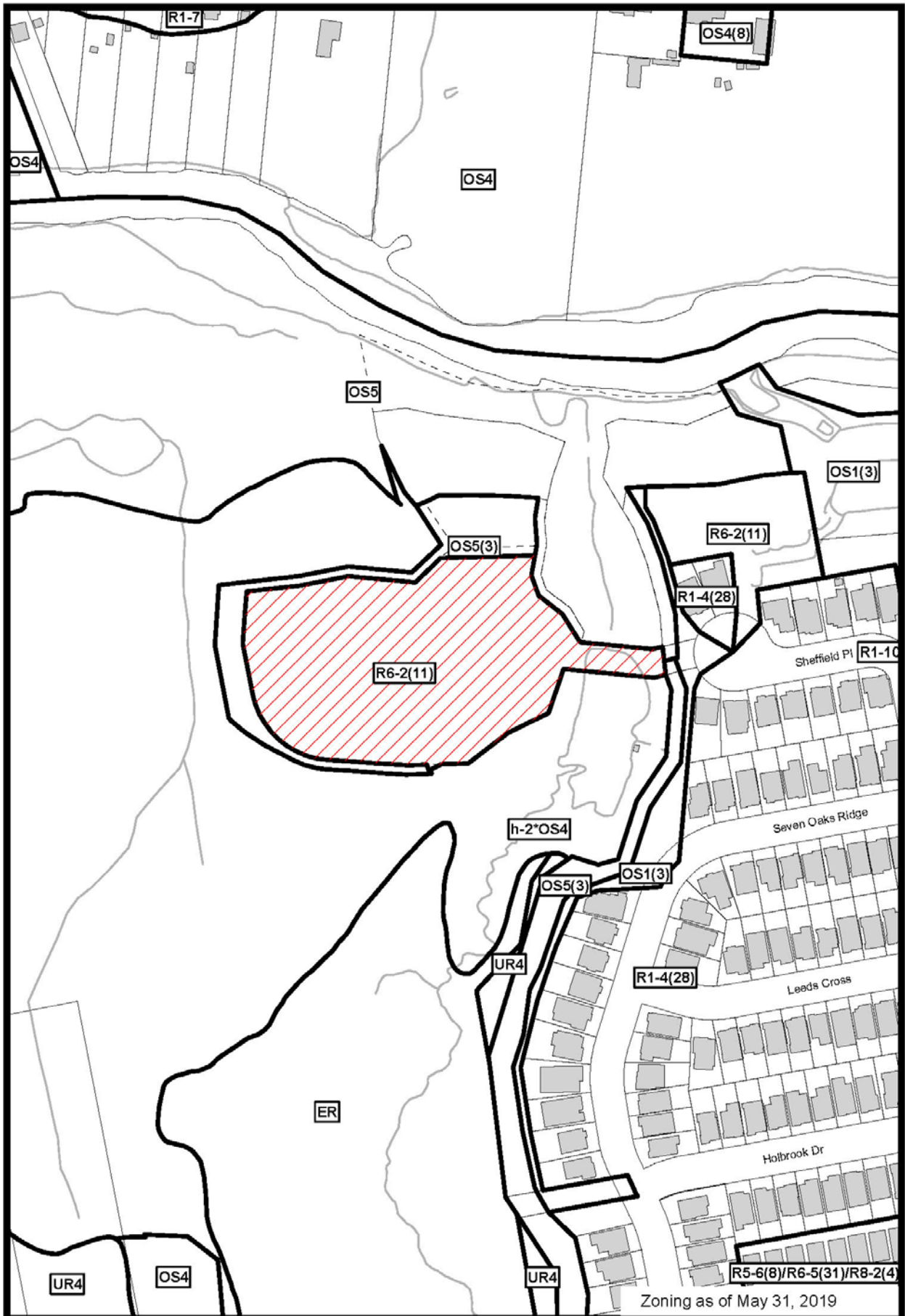
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019



Schedule "A"



File Number: H-8814  
Planner: LM  
Date Prepared: 2019/06/21  
Technician: rc  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



Bill No. 303  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 2650 Buroak Drive.

WHEREAS Foxhollow North Kent Developments Inc. has applied to remove the holding provisions from the zoning for the land located at 2650 Buroak Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 2650 Buroak Drive, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R6 (R6-5) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

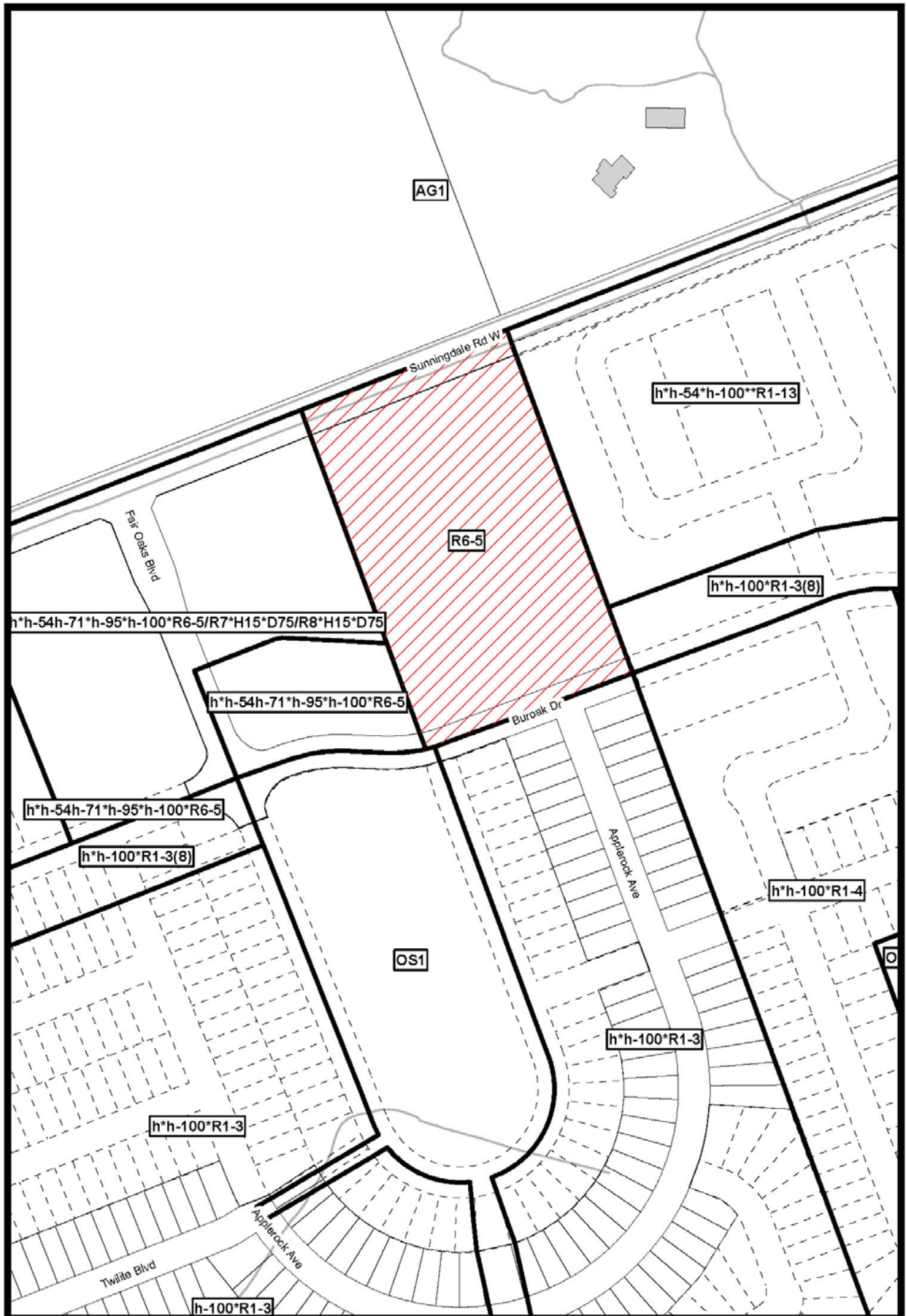
PASSED in Open Council on, July 30, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

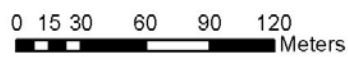
Schedule "A"



File Number: H-8950  
 Planner: CS  
 Date Prepared: 2019/02/22  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000



Bill No. 304  
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 1631-1649  
Richmond Street.

WHEREAS 1635 Richmond (London) Corporation has applied to rezone  
an area of land located at 1631-1649 Richmond Street, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number  
(number to be inserted by Clerk's Office) 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. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by  
deleting the existing special provision R9-7(20) and replacing it with the following:

R9-7(20) 1631, 1635, and 1639 Richmond Street

a) Permitted Uses:

- i) Apartment buildings
- ii) Senior citizens apartment buildings
- iii) Continuum-of-care facilities

b) Regulations:

- i) Lot Frontage (Minimum): 70.0 metres (229.6 feet)
- ii) Lot Area (Minimum): 0.60 hectares (1.4 acres)
- iii) Front Yard Depth (maximum): 3.0 metres (9.8 feet) from the ultimate road allowance
- iv) Interior Side Yard Depth (Minimum): 3.0 metres (9.8 feet)
- v) Lot Coverage (Maximum): 45%
- vi) Density (Maximum): 200 units per hectare (80 units per acre)
- vii) Bedrooms per dwelling unit (Maximum): 3
- Parking Standard (Minimum): 0.67 parking spaces per dwelling unit

viii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a

required side yard or provides vehicular access to Richmond Street located in the required front yard.

- ix) Height (Maximum): 22.0 metres (72.2 feet) (first 25.0 metres of lot depth)
- x) Height (Maximum): 15.0 metres (49.2 feet) (beyond the first 25.0 metres of lot depth)
- xi) Setback from Rear Property Line (Minimum): 50.0 metres (164.0 feet)
- xii) Surface Parking Area Setback from Rear Property Line (Minimum): 28 metres (91.9 feet)

2. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by deleting the existing special provision R9-7(23) and replacing it with the following:

R9-7(23) 1643, 1649, and 1653 Richmond Street

a) Permitted uses for 1643 and 1649 Richmond Street:

i) Apartment Buildings

b) Regulations for 1643 and 1649 Richmond Street:

- i) Frontage (Minimum): 50 metres (165 feet)
- ii) Lot Area (Minimum): 0.4 hectares (1 acre)
- iii) Interior Yard Depth (Minimum): 3 metres (10 feet)
- iv) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard, or where access to an underground parking garage is necessary in a required side yard.
- v) Height (first 25.0 metres of lot depth) (Maximum): 22.0 metres (72.2 feet)
- vi) Height (beyond the first 25.0 metres of lot depth) (Maximum): 15.0 metres (49.2 feet)
- vii) Setback from Rear Property Line (Minimum): 50.0 metres (164 feet)
- viii) Surface Parking Area Setback from Rear Property Line (Minimum): 28 metres (91.9 feet)

- c) Permitted uses for 1653 Richmond Street:
- i) Apartment Buildings
  - ii) Medical/Dental Offices on ground floor of an apartment building
- d) Regulations for 1653 Richmond Street:
- i) Frontage (Minimum): 20 metres (66 feet)
  - ii) Lot Area (Minimum): 0.16 hectares (0.4 acres)
  - iii) Interior Yard Depth (Minimum): 3 metres (10 feet)
  - iv) Exterior Yard Depth (Minimum): 0.0 metres (0.0 feet)
  - v) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required interior side yard, where access to an underground parking garage is necessary in a required interior side yard, where a common driveway provides vehicular access to Hillview Boulevard in the required exterior side yard, or where a vestibule structure is required to provide secondary entrance to an underground parking structure in accordance with the Ontario Building Code in the required rear yard.
- e) Additional regulations for Apartment Buildings:
- i) Height for the first 25.0 metres of lot depth (Maximum): 20.0 metres (65.5 feet)
  - ii) Height beyond the first 25.0 metres of lot depth (Maximum): 17 metres (56 feet)
  - iii) Setback from Rear Property Line (Minimum): 50.0 metres (164 feet)
- f) Additional regulations for Medical/Dental Offices:
- i) Gross Floor Area (Maximum): 430 metres<sup>2</sup> (4,630 feet<sup>2</sup>)
  - ii) Parking: 1 space/15 metres<sup>2</sup> GFA
- g) Regulations applicable to and measured based on R9-7(23) Zone Boundaries:
- i) Density (Maximum): 200 units per hectare (80 units per acre)
  - ii) Lot Coverage: 45%

	(Maximum):	
iii)	Front Yard Depth (Maximum):	3 metres (10 feet)
iv)	Bedrooms per Dwelling Unit (Maximum):	3
v)	Rear Yard Depth	15 metres (49 feet)
vi)	Parking for Residential Uses	0.67 spaces/unit

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 July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Bill No. 305  
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 part of 124 St. James Street.

WHEREAS Grosvenor Development Corporation has applied to rezone an area of land located at part of 124 St. James Street, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at part of 124 St. James Street, as shown on the attached map comprising part of Key Map No. A.102, from a Residential R8 (R8-4) Zone to a Residential R9 (R9-7-H45) Zone.
2. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on July 30, 2019.

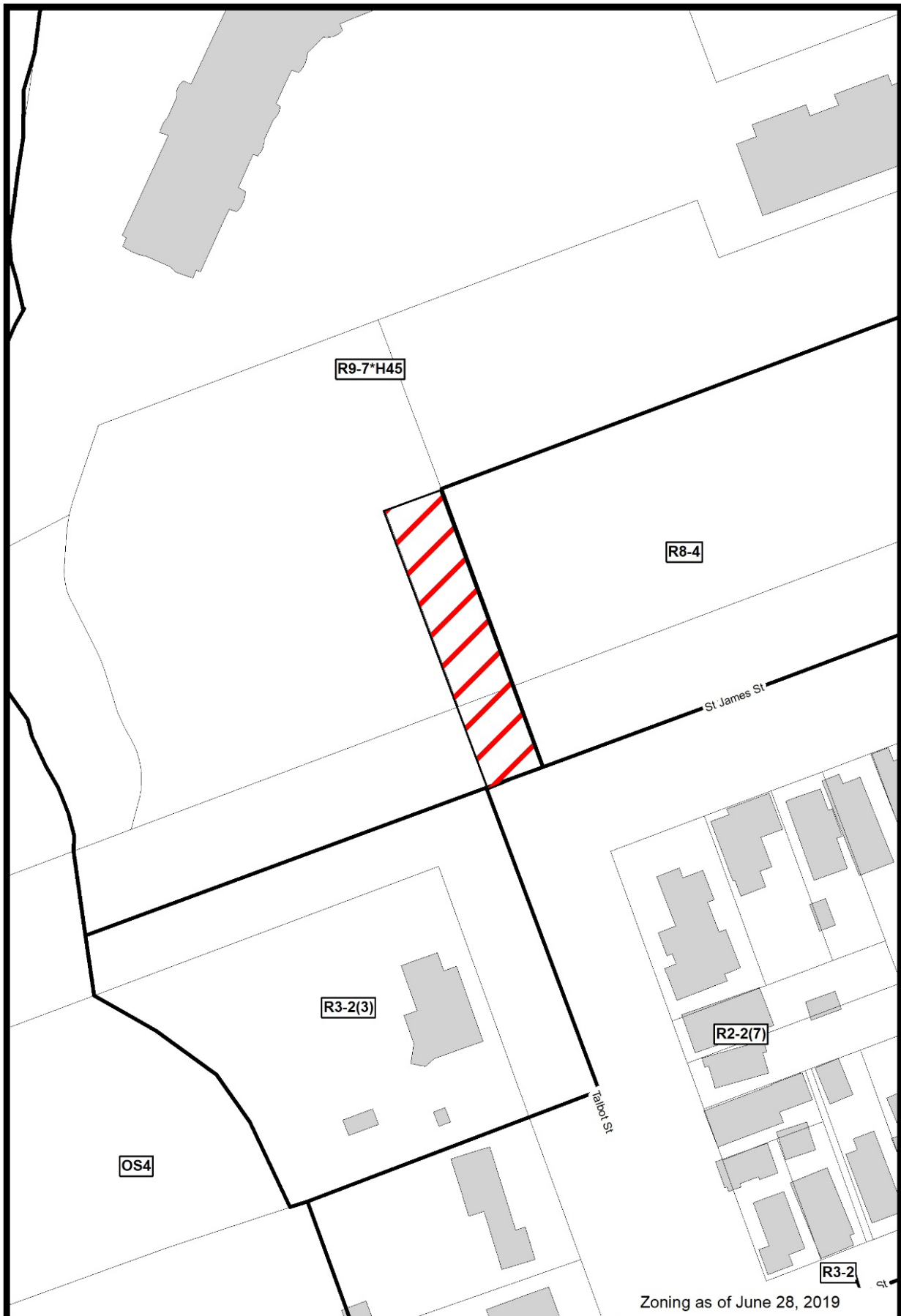
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019



Schedule "A"



Zoning as of June 28, 2019

File Number: OZ-9012

Planner: BD

Date Prepared: 2019/07/08

Technician: DM

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Bill No. 306  
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 600 Sunningdale Road West.

WHEREAS Sunningdale Golf and Country Ltd. has applied to rezone an area of land located at 600 Sunningdale Road West, 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 600 Sunningdale Road West, as shown on the attached map, from an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2\*UR3) Zone and an Open Space (OS4) Zone to a Holding Residential R1 (h\*h-18\*R1-9) Zone, a Holding Residential R4 Special Provision (h\*h-18\*R4-4(\_)) Zone, and an Open Space (OS5) Zone.

2. Section 8.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R4-4(\_) 600 Sunningdale Road West

a) Regulations:

- |     |                                  |            |
|-----|----------------------------------|------------|
| i)  | Lot Frontage<br>(Minimum):       | 6.7 metres |
| ii) | Exterior Side Yard<br>(Minimum): | 5.0 metres |

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.

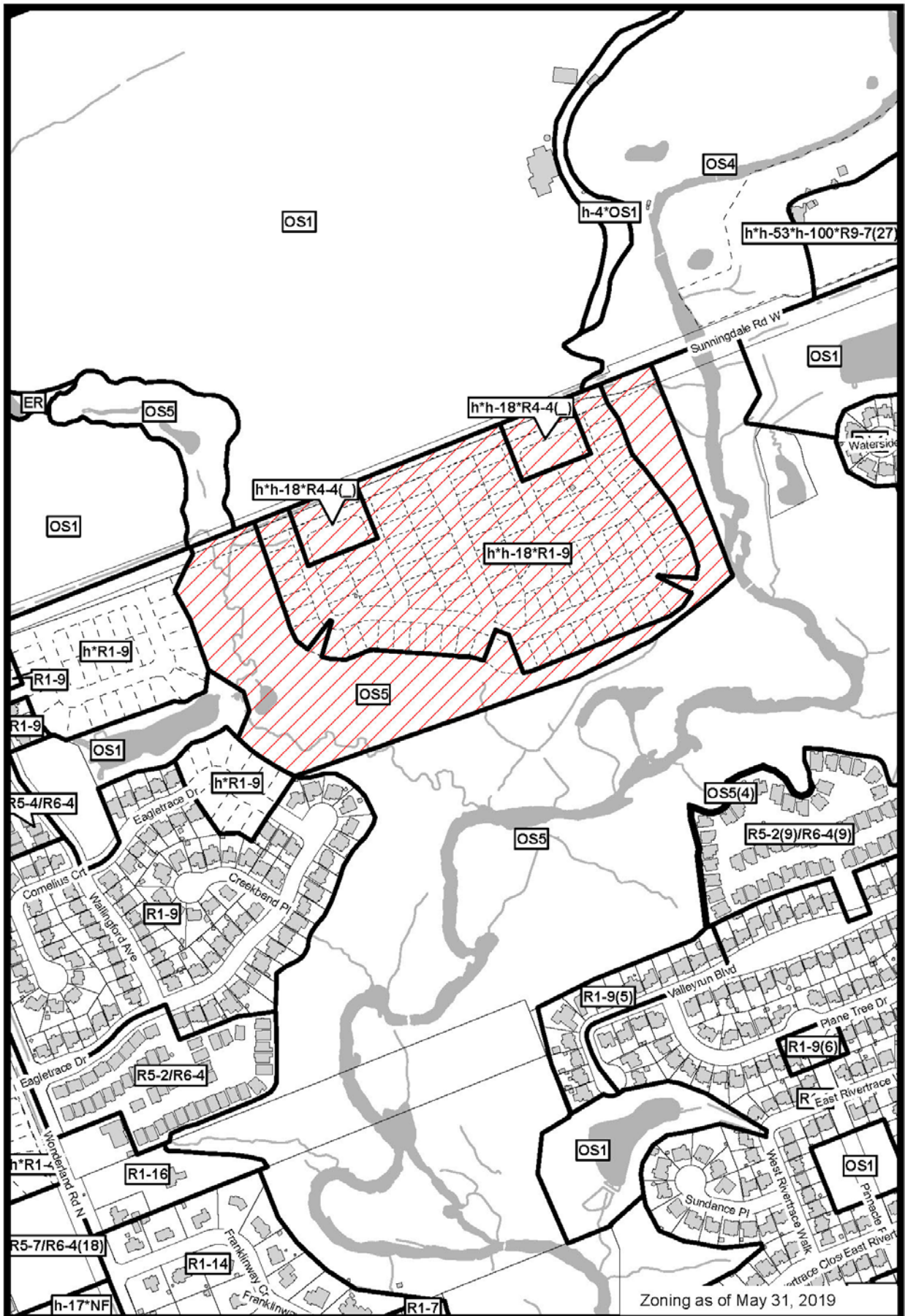
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"




File Number: Z-8888/39T-18501

Planner: CS

Date Prepared: 2019/06/27

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:6,000

0 30 60 120 180 240 Meters



Bill No. 307  
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 1076 Gainsborough Road.

WHEREAS 2648822 Ontario Inc. has applied to rezone an area of land located at 1076 Gainsborough Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 1076 Gainsborough Road, as shown on the attached map comprising part of Key Map No. A.101, from a Holding Business District Commercial (H-17\*BDC) Zone, to a Business District Commercial Special Provision (BDC(\_)\*H15.5\*D90) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(\_) 1076 Gainsborough Road

a) Regulations:

- |     |   |                      |
|-----|---|----------------------|
| i)  | Westerly Interior Side Yard<br>(Minimum): | 10 metres (32.80 ft) |
| ii) | Parking<br>(Minimum):                     | 55 Spaces            |

3. The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

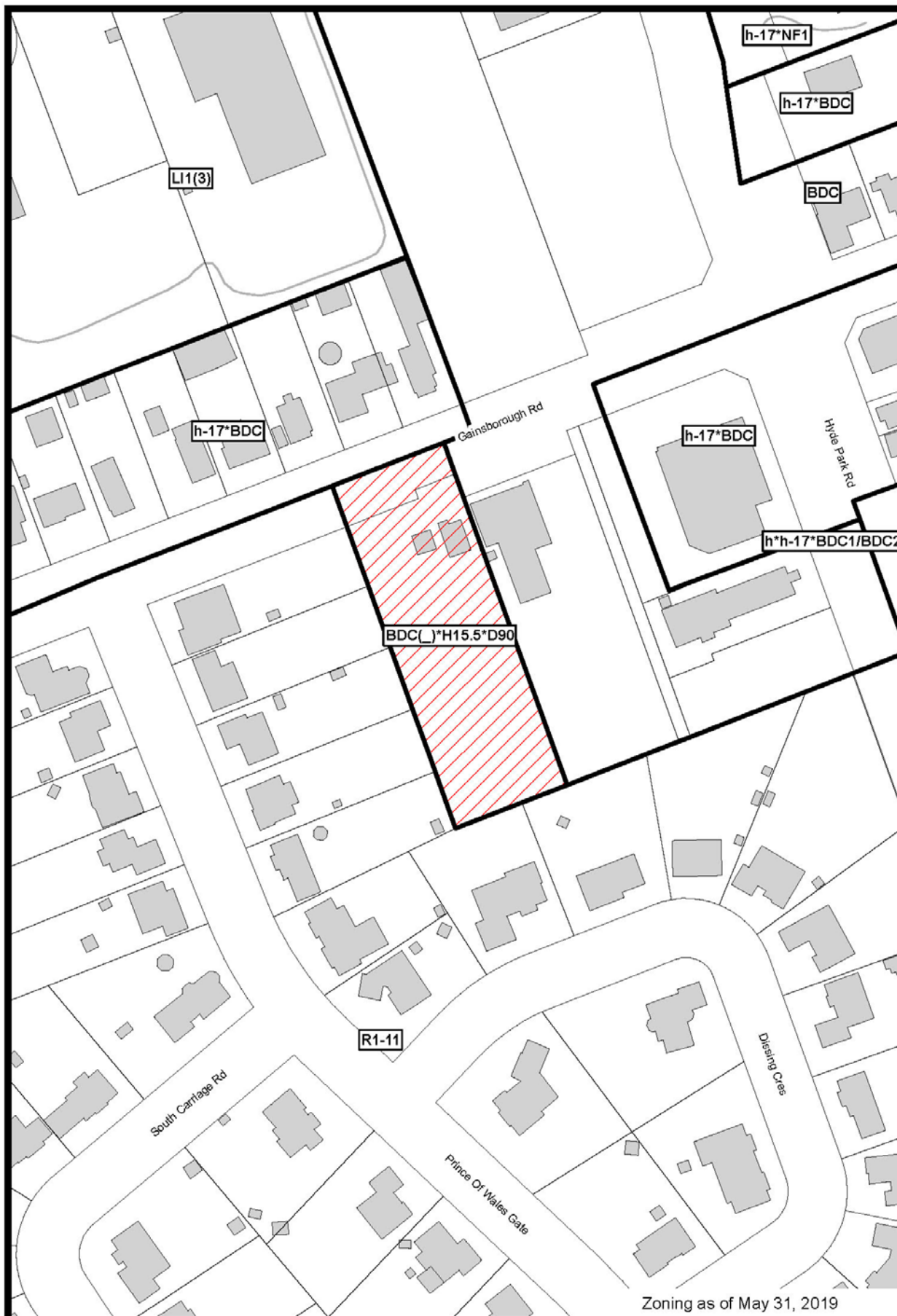
PASSED in Open Council on July 30, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

Schedule "A"



File Number: Z-9035

Planner: MC

Date Prepared: 2019/06/11

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE



1:1,500

0 5 10 20 30 40 Meters



Bill No. 308  
2019

By-law No. A.-

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc.

WHEREAS London Hydro Inc. is a corporation incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16;

AND WHEREAS subsection 104(1)(b) of the *Business Corporations Act* provides that a resolution in writing dealing with all matters required by this Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of this Act relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London Hydro Inc.;

AND WHEREAS Subsection 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

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

1. The Annual Resolutions of the Shareholder of London Hydro Inc. for the fiscal year ended December 31, 2018, attached as Schedule "A" are ratified and confirmed.
2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.
3. This by-law comes into force on the day it is passed.

PASSED in Open Council on the 30th day of July, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

\  
First Reading – July 30, 2019  
Second Reading – July 30, 2019  
Third Reading – July 30, 2019

## SCHEDULE "A"

### LONDON HYDRO INC. (the "Corporation")

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the "Act") provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following resolutions, signed by the sole shareholder of the Corporation entitled to vote thereon, are hereby passed pursuant to the provisions of the Act:

#### **FINANCIAL STATEMENTS**

It is hereby acknowledged that the balance sheet of the Corporation as at December 31, 2018, and the other audited financial statements, together with Auditors' Report, of the Corporation for the financial year ended on such date have been received by the undersigned shareholder of the Corporation.

#### **ELECTION OF DIRECTORS**

WHEREAS pursuant to an Amended and Restated Shareholder Declaration, as amended (the "Amended and Restated Shareholder Declaration"), the board of directors of the Corporation shall consist of seven directors, six of which shall be composed of various classes of directors, each serving for a three-year term, and the seventh member of the fourth class shall serve as the representative of the municipal council of The Corporation of the City of London;

AND WHEREAS the terms of the directors that are members of the third class expire at the annual meeting of shareholders held in 2018 pursuant to paragraph 4.4 of the Shareholder Declaration;

NOW THEREFORE BE IT RESOLVED THAT:

1. Each of the following persons, being directors that are members of the first and third class pursuant to paragraph 4.4 of the Amended and Restated Shareholder Declaration, are hereby elected as a director of the Corporation to hold office for a term with the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<b><u>Class</u></b>	<b><u>Name of Director</u></b>	<b><u>Term</u></b>
Third	Sarah Shortreed	the close of the annual meeting of shareholders to be held in 2021 for the financial year ending December 31, 2020

## **CONFIRMATION OF CONTINUING TERMS**

2. Each of the following persons, being directors that are members of the second, third and fourth class, as provided for below, pursuant to paragraph 4.4 of the Shareholder Declaration, is hereby confirmed as having a term continuing until the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<b><u>Class</u></b>	<b><u>Name of Director</u></b>	<b><u>Term</u></b>
First	Gabe Valente	the close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2021
First	Jack Smit	the close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2021
Second	Guy Holburn	the close of the annual meeting of shareholders to be held in 2020 for the financial year ending December 31, 2019
Third	Marilyn Sinclair	the close of the annual meeting of shareholders to be held in 2021 for the financial year ending December 31, 2020
Fourth	Michael van Holst	the term ending November 15, 2022

## **APPOINTMENT OF AUDITORS**

3. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

### **The Corporation of the City of London**

By: \_\_\_\_\_

Name: Ed Holder

Title: Mayor

By: \_\_\_\_\_

Name: Catharine Saunders

Title: City Clerk