



Council Agenda

The 19th Meeting of City Council

October 15, 2019, 4:00 PM

Council Chambers

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

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

Pages

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

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

4.1 Personal Matters / Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List. (6.1/11/CPSC)

4.2 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. (6.1/19/CSC)

4.3 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. (6.2/19/CSC)

4.4 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. (6.3/19/CSC)

4.5 Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, including municipal employees. (6.4/19/CSC)

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

- 5.1 18th Meeting held on October 1, 2019 6

6. Communications and Petitions

- 6.1 Request for Input Regarding the Proposed Name of the "Community Centre on Wavell" - 1731 Churchill Avenue

(Refer to the Community and Protective Services Committee Stage for Consideration with item 9 (3.1) of the 11th Report of the Community and Protective Services Committee)

1. E. Clapp, Graydon Street 60

7. Motions of Which Notice is Given

8. Reports

- 8.1 11th Report of the Community and Protective Services Committee 61

1. Disclosures of Pecuniary Interest
2. (2.1) 8th Report of the London Housing Advisory Committee
3. (2.2) 6th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee
4. (2.3) 8th Report of the Animal Welfare Advisory Committee
5. (2.4) 9th Report of the Accessibility Advisory Committee
6. (2.5) Income-Related Subsidized Public Transit Program for Individuals 18 Years of Age and Over Evaluation
7. (2.6) Choose London - Innovation, Vibrant and Global - London's Newcomer Strategy - Year One Update
8. (2.7) Core Area Informed Response and Resting Spaces Update
9. (3.1) Request for Input Regarding the Proposed Name of the "Community Centre on Wavell" - 1731 Churchill Avenue
10. (4.1) 6th Report of the Community Safety and Crime Prevention Advisory Committee

11.	(4.2) Councillor A. Hopkins - Short Term Accommodations	
12.	(5.1) Deferred Matters List	
8.2	19th Report of the Corporate Services Committee	72
1.	Disclosures of Pecuniary Interest	
2.	(2.1) City of London's Credit Rating	
3.	(2.2) Report from the Association of Municipalities of Ontario (AMO) Annual Conference - Ottawa, ON, August 17-21, 2019	
4.	(4.1) Council Policy - Mayor's New Year's Honour List Policy (Relates to Bill No. 394)	
5.	(5.1) Issuance of Proclamation Policy	
8.3	17th Report of the Planning and Environment Committee	75
1.	Disclosures of Pecuniary Interest	
2.	(2.1) 2nd Report of the Agricultural Advisory Committee	
3.	(2.2) Provincial Policy Statement (PPS) 2019 Review	
4.	(2.4) Application - Eagle Ridge Subdivision - Phase 2 - 810 Westdel Bourne - Removal of Holding Provisions (H-9112) (Relates to Bill No. 398)	
5.	(2.5) Application - 56 High Street - Removal of Holding Provision (Relates to Bill No. 399)	
6.	(2.7) Building Division Monthly Report for August 2019	
7.	(2.3) Application - 185 Queens Avenue Parking Lot Redevelopment (19 DOWr1)	
8.	(2.6) Masonville Transit Village Secondary Plan - Update (O-8991)	
9.	(3.1) 10th Report of the Environmental and Ecological Planning Advisory Committee	
10.	(3.2) 9th Report of the Trees and Forests Advisory Committee	
11.	(3.3) Application - 800, 805 and 810 Chelton Road - Application for Zoning By-law Amendment (Z-9089) (Relates to Bill No. 400)	
12.	(3.4) Application - 1339-1347 Commissioners Road West (Z-9081/O-9082) (Relates to Bill No.'s 393 and 401)	
13.	(4.1) Request to Amend City By-law CP-2	
8.4	19th Report of the Strategic Priorities and Policy Committee	100
1.	Disclosures of Pecuniary Interest	
2.	(2.1) Service Review Initiatives 2019 Update	

3. (3.1) Fanshawe College - Innovation Capital Grants Application
4. (3.2) London Economic Development Corporation - Annual Update
5. (3.3) London Small Business Centre - Annual Update
6. (3.4) TechAlliance - Annual Update
7. (4.1) 4th Report of the Governance Working Group

9. Added Reports

- 9.1 18th 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. 392 By-law No. A.- _____ - ____

A by-law to confirm the proceedings of the Council Meeting held on the 15th day of October, 2019. (City Clerk) | 105 |
| 13.2 | Bill No. 393 By-law No. C.P-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to 1339 – 1347 Commissioners Road West. (3.4a/17/PEC) | 106 |
| 13.3 | Bill No. 394 By-law No. CPOL.-18(____)-____

A by-law to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy” to add a new category of nomination, being “Distinguished Londoner”, to be selected by the Mayor. (4.1/19/CSC) | 109 |
| 13.4 | Bill No. 395 By-law No. S.- _____ - ____

A by-law to permit Stephen Newsome to maintain and use a boulevard parking area upon the road allowance for 677 Princess Avenue, City of London. (City Clerk) | 110 |
| 13.5 | Bill No. 396 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 Eagletrace Drive, south of Foxcreek Road) (Chief Surveyor - lands for road widening purposes on Eagletrace Drive that require dedication at the present time) | 116 |
| 13.6 | Bill No. 397 By-law No. W.- _____ - ____

A by-law to authorize the 2019-2023 Active Transportation Project. (Project No. TS173919) (2.10/13/CWC) | 118 |
| 13.7 | Bill No. 398 By-law No. Z.-1-19_____ | 119 |

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands within Eagle Ridge Subdivision – Phase 2 located at 810 Westdel Bourne. (2.4/17/PEC)

13.8 Bill No. 399 By-law No. Z.-1-19_____ 121

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 56 High Street. (2.5/17/PEC)

13.9 Bill No. 400 By-law No. Z.-1-19_____ 123

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 800, 805 and 810 Chelton Road. (3.3/17/PEC)

13.10 Bill No. 401 By-law No. Z.-1-19_____ 126

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1339 – 1347 Commissioners Road West. (3.4b/17/PEC)

14. Adjournment



Council Minutes

The 18th Meeting of City Council
October 1, 2019, 4:00 PM

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

Absent: M. van Holst

Also Present: M. Hayward, A. Barbon, G. Barrett, M. Bushby, B. Card, B. Coxhead, K. Dickins, M. Geudens, S. King, L. Livingstone, S. Maguire, S. Mathers, P. McKague, M. Ribera, C. Saunders, M. Schulthess, S. Stafford, J. Stanford, B. Warner, B. Westlake-Power, J. Wills and P. Yeoman.

The meeting is called to order at 4:02 PM, with all Members present except Councillors M. van Holst, P. Van Meerbergen and S. Turner.

1. Disclosures of Pecuniary Interest

Councillor M. Cassidy discloses a pecuniary interest in Item 6.1 and clause 3.3 (Item 8) of the 16th Report of the Planning and Environment Committee, both having to do with the application related to 307 Fanshawe Park Road East, by indicating that her family owns property in the notification zone.

His Worship Mayor E. Holder discloses a pecuniary interest in Item 4 of the 17th Report of the Council In Closed Session, having to do with the appointment of a Managing Director, Neighbourhood, Children and Fire Services, by indicating that his son-in-law is a firefighter.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: E. Peloza

Seconded by: S. Lehman

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

4.1 Labour Relations/Employee Negotiations

A matter pertaining to labour relations or employee negotiations, including communications for that purpose. (6.1/13/CWC)

4.2 Position, Plan, Procedure, Criteria or Instruction for Negotiation Purposes

A matter pertaining to a position, plan, procedure, criteria or instruction to be applied to negotiations carried on by the municipality, including communications for that purpose. (6.2/13/CWC)

4.3 Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List.
(6.1/16/PEC)

4.4 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.
(6.1/18/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.
(6.2/18/CSC)

4.6 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. (6.3/18/CSC)

4.7 Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, with respect to employment-related matters; 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. (6.4/18/CSC)

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

Absent: (3): M. van Holst, P. Van Meerbergen, and S. Turner

Motion Passed (12 to 0)

The Council rises and convenes, In Closed Session, at 4:08 PM, with Mayor E. Holder in the Chair and all Members present except Councillors M. van Holst, P. Van Meerbergen and S. Turner.

At 4:09 PM, Councillor P. Van Meerbergen enters the meeting.

At 4:12 PM, Councillor S. Turner enters the meeting.

At 4:20 PM, His Worship the Mayor places Councillor J. Morgan in the Chair and leaves the meeting.

The Council, In Closed Session, rises at 4:23 PM and Council reconvenes at 4:28 PM, with all members present except Councillor M. van Holst.

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

Motion made by: P. Van Meerbergen

Seconded by: S. Hillier

That the Minutes of the 17th Meeting, held on September 17, 2019, BE APPROVED.

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: M. Salih

Seconded by: E. Pelozza

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

6.1 Application - 307 Fanshawe Park Road East

1. Dr. C. Clausius
2. M. Crawford, 21 Camden Place
3. J. Howitt and A. MacDougall, 1281 Hastings Drive
4. (ADDED) B. Downe, 35 Hammond Crescent
5. (ADDED) B. Day, 1277 Hastings Drive
6. (ADDED) M. J. Crawford, 21 Camden Place
7. (ADDED) J. and J. Goldrick, 1261 Hastings Drive
8. (ADDED) D. Beverley, 25 Camden Place
9. (ADDED) R. Muhlbock, 64 Robinson Lane
10. (ADDED) J. Howitt and A. MacDougall, 1281 Hastings Drive
11. (ADDED) M. Lacey, 37 Camden Place
12. (ADDED) K. Traill

6.2 Proposed new City of London Tree Protection By-law

1. A.M. Valastro, 133 John Street
2. S. Olivastri, 141 Central Avenue

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

Recuse: (1): M. Cassidy

Absent: (1): M. van Holst

Motion Passed (13 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 13th Report of the Civic Works Committee

Motion made by: P. Squire

That the 13th Report of the Civic Works Committee BE APPROVED, excluding items 2.6 (14), 3.2 (16) and 4.1(17).

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

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) 8th Report of the Transportation Advisory Committee

Motion made by: P. Squire

That the 8th Report of the Transportation Advisory Committee, from its meeting held on August 27, 2019, BE RECEIVED.

Motion Passed

3. (2.2) Amendments to the Traffic and Parking By-law (Relates to Bill No. 376)

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated September 24, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019, for the purpose of amending the Traffic and Parking By-law (PS-113). (2019-T08)

Motion Passed

4. (2.3) Update on the Environmental Assessment for the Proposed Expansion of the W12A Landfill

Motion made by: P. Squire

That, on the recommendation of the Director, Environment, Fleet and Solid Waste, the staff report dated September 24, 2019, with respect to an update on the Environmental Assessment for the Proposed Expansion of the W12A Landfill, BE RECEIVED. (2019-E07A)

Motion Passed

5. (2.5) Wastewater Treatment Operations Environmental Assessment – Master Plan Study Initiation

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the staff report, dated September 24, 2019, with respect to the initiation of the Wastewater Treatment Operations Environmental Assessment Master Plan Study, BE RECEIVED. (2019-E03)

Motion Passed

6. (2.7) Award of Contract (RFP 19-29) – Sixteen (16) Tandem Axle Trucks with Dump Boxes and Plow Equipment

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services & City Engineer, the following actions be taken with respect to the award of contract (RFP 19-29):

- a) the submission from Team Truck Centers Inc., 795 Wilton Grove Road London, Ont. N6N 1N7, BE ACCEPTED for the supply and delivery of sixteen (16) tandem axle dump trucks and plow equipment at a total purchase price of \$3,753,430 (\$234,589.38 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) 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 September 24, 2019. (2019-L04)

Motion Passed

7. (2.8) Appointment of Consulting Engineer – Upgrading of Powell Drain (Northbrook Valley) and Upland North Outlet Culverts (RFP 19-46)

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 a Consulting Engineer for the Upgrading of Powell Drain (Northbrook Valley) and Upland North Outlet Culverts (RFP 19-46):

- a) Ecosystem Recovery Inc. BE APPOINTED Consulting Engineers to complete detailed design and construction administration for remediation works to Powell Drain and the Upland North Outlet Culverts in accordance with the estimate, on file, at an upset amount of \$244,677.54, 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 September 24, 2019;

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

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

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-E03)

Motion Passed

8. (2.9) Construction Partnership with the Ministry of Transportation – Old Victoria Road Resurfacing

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 Old Victoria Road resurfacing project:

a) the City of London financial contribution of \$78,650.00 (excluding HST), representing the estimated cost for repaving a portion of Old Victoria Road north and south of the bridge over Hwy 401, as part of an Ontario Ministry of Transportation project, BE APPROVED; it being noted that it is included in an approved City budget and the method of procurement is in accordance with the Procurement of Goods and Services Policy 14.4 (g) and (i), covering purchases with another public body;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated September 24, 2019; and,

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this approval. (2019-T05)

Motion Passed

9. (2.10) Dundas Street Cycle Track Design – Appointment of Consulting Engineer

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 a Consulting Engineer for the Cycle Track Design of Dundas Street from Wellington Street to Adelaide Street, and William Street from Dundas Street to Queens Avenue:

a) WSP Canada Group Limited BE APPOINTED Consulting Engineers to carry out consulting services in the amount of \$532,742.41 (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 this appointment BE APPROVED in accordance with the Sources of Financing Report appended to the staff report dated September 24, 2019;

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

- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T05)

Motion Passed

10. (2.11) Agreement Extension with Trojan Technologies for the Use of the Decommissioned Westminster Wastewater Plant (Relates to Bill No. 370)

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated September 24, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019, to:

- a) authorize and approve the Agreement between The Corporation of the City of London and Trojan Technologies Group ULC; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2019-E03)

Motion Passed

11. (2.12) All Terrain, Turf and Golf Utility Vehicles – Contract Award Based on Irregular Tender 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 a contract award based on irregular tender results for All Terrain, Turf and Golf utility vehicles:

- a) the Civic Administration BE AUTHORIZED to engage in a single source contract negotiation as per the Procurement of Goods and Services Policy Section 19.4 c) with Hyde Park Equipment, 2034 Mallard Rd, London, Ont. N6J 1G4, for the supply and delivery of three (3) All-Terrain Utility Vehicles (Kubota model RTV-X1100C) at a total purchase price of \$87,561.39 (\$29,187 per unit) excluding HST;
- b) the Civic Administration BE AUTHORIZED to engage in a single source contract as per the Procurement of Goods and Services Policy Section 19.4 c) with Podolinski Equipment Ltd. 6057 Petrolia Line, Petrolia Ont. NON 1RO, the supply and delivery of two (2) Turf Utility Vehicles (John Deere ProGator model 2030A) at a total purchase price of \$73,190 (\$36,595 per unit) excluding HST; and the supply and delivery of five (5) Golf Utility Vehicles (John Deere Turf Gator) at a total purchase price of \$57,995 (\$11,599 per unit) excluding HST;
- c) the Civic Administration BE AUTHORIZED to utilize this tender result and single source approval to engage these vendors directly for future replacements of vehicles in these classifications for a contract period of two (2) years with two (2) additional option years, subject to performance and pricing;
- d) the Civic Administration BE AUTHORIZED to undertake all

the administrative acts that are necessary in connection with this purchase;

e) 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,

f) the funding for this purchase BE APPROVED as set out in the Source of Financing Report appended to the staff report dated September 24, 2019. (2019-R05D)

Motion Passed

12. (2.13) Removal and Replacement of Underground Fuel and Oil Tanks

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and with the support of the Managing Director, Corporate Services and City Treasurer and Chief Financial Officer, the following actions be taken with respect to replacing the fuel and oil storage tanks at A.J. Tyler Operations Centre and Adelaide Operations Centre:

a) the action taken by the Managing Director, Environmental and Engineering Services and City Engineer in accordance with Procurement of Goods and Services Policy, Section 4.3 d.

“Triggering Event” BE RECOGNIZED; it being noted that the actions taken required immediate attention in order be in compliance with the Liquids Fuel Handling Code (2017) Technical Standards & Safety Authority (TSSA) and is in the best financial, legal and environmental interests of The Corporation of the City of London;

b) the City of London’s current fuel system maintenance and service vendor, Phoenix Petroleum Ltd., complete the required work in order that the storage tanks are in compliance with the 2017 Liquids Fuel Handling Code at an estimated price of \$970,252 which includes a 10% contingency (excluding HST), BE APPROVED in accordance with section 14.4 (d) and (e) of the Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated September 24, 2019;

d) the Civic Administration BE AUTHORIZED to undertake any ancillary items outside of the scope identified in the project arising from unforeseen elements that may arise including:

dewatering/shoring, damaged or poor condition equipment not identified, fuel sludge removal, contaminated materials; and,

e) the Civic Administration BE AUTHORIZED to undertake any final negotiations and all administrative acts that are necessary in connection with this matter and the Agreements referenced herein. (2019-E17)

Motion Passed

13. (2.4) Landfill Gas (LFG) Utilization – Next Steps in the Development of a Renewable Natural Gas (RNG) Facility

Motion made by: P. Squire

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and on the advice of the Director, Environment, Fleet and Solid Waste, the following actions be taken with respect to potentially supplying FortisBC Energy Inc. with Renewable Natural Gas (RNG) created from landfill gas from the W12A Landfill:

- a) the Civic Administration BE AUTHORIZED to release a Request for Proposals to develop a RNG facility to convert landfill gas from the W12A Landfill to RNG; and,
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project. (2019-E07)

Motion Passed

15. (3.1) 8th Report of the Cycling Advisory Committee

Motion made by: P. Squire

That the 8th Report of the Cycling Advisory Committee, from its meeting held on August 21, 2019, BE RECEIVED; it being noted that a verbal delegation from C. Linton, Chair and R. Henderson, Vice-Chair, of the Cycling Advisory Committee and the ~~attached~~ presentation from R. Henderson, was received with respect to this matter.

Motion Passed

18. (5.1) Deferred Matters List

Motion made by: P. Squire

That the Deferred Matters List as at September 16, 2019, BE RECEIVED.

Motion Passed

14. (2.6) Automated Speed Enforcement Contract Award

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 Automated Speed Enforcement Program:

- a) Redflex Traffic Systems (Canada) Limited, BE AWARDED the contract for the provision of Automated Speed Enforcement Services for a five (5) year period, starting when the contract is executed, in accordance with the terms and conditions of the Request for Approvals executed by the City of Toronto on behalf of the City of London and other participating Automated Speed Enforcement municipalities in accordance with Section 14.4 (g) of the Procurement of Goods and Services Policy, noting that there is an option to extend the contact at the discretion of the City of London for an additional five (5) years;
- b) the Civic Administration BE AUTHORIZED to enter into an agreement with the City of Toronto to undertake centralized municipal processing of Automated Speed Enforcement offence notices;

- c) the Civic Administration BE AUTHORIZED to enter into an agreement with the Ontario Ministry of Transportation related to the operation of the Automated Speed Enforcement Program;
 - d) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this program;
 - e) approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with Redflex Traffic Systems (Canada) for the work;
 - f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations;
 - g) the Civic Administration BE DIRECTED to bring forward the necessary Traffic and Parking By-law amendments to designate Automated Speed Enforcement areas as Community Safety Zones;
 - h) the Civic Administration BE DIRECTED to place the net revenue from the Automated Speed Enforcement Program in the automated enforcement reserve fund; noting that any revenue shortfalls will be funded from this reserve fund, if necessary; and,
 - i) the above-noted Program BE IMPLEMENTED with warning notices being sent for the first thirty (30) days of the program.
- (2019-T08)

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

Nays: (1): P. Van Meerbergen

Absent: (1): M. van Holst

Motion Passed (13 to 1)

16. (3.2) Area Speed Limit

Motion made by: P. Squire

That the staff report dated September 24, 2019, with respect to an Area Speed Limit Program, BE REFERRED back to the Civic Administration in order to consult with the London Transit Commission and report back at a future meeting of the Civic Works Committee regarding the effect a change to speed limits would have on transit service;

it being noted that the ~~attached~~ presentation from S. Maguire, Division Manager, Roadway Lighting and Traffic Control, with respect to this matter, was received;

it being pointed out that at the public participation meeting associated with this matter the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding this matter. (2019-T07)

Yeas: (7): Mayor E. Holder, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (7): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

Absent: (1): M. van Holst

Motion Failed (7 to 7)

Motion made by: J. Helmer
Seconded by: M. Cassidy

That the following actions be taken with respect to area speed limit:

- a) the Civic Administration BE DIRECTED to implement the Area Speed Limit program or 40 km/h default speed limit will be established on local streets and Area Speed Limit zones will also be designated Community Safety Zones;
- b) the following additional considerations BE REFERRED back to the Civic Administration in order to allow for consultation with the London Transit Commission:
 - i) consideration of the implementation of the 40 km/h speed limit on collector roads;
 - ii) consideration of the implementation of the 40 km/h speed limit also be applied to the following arterial roads, and the area they encompass, within the downtown area to reflect the high level of pedestrian and cyclist activity:
 - A. King Street from Thames Street to Colborne Street;
 - B. Pall Mall Street from Richmond Street to Wellington Street;
 - C. Queens Avenue from Colborne Street to Ridout Street North;
 - D. Richmond Street from Horton Street East to Oxford Street East; and
 - E. Wellington Street from Horton Street East to Pall Mall Street.

Amendment:

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

That part a) of the item related to the proposed area speed limit BE AMENDED to be 30 km/hr, from the proposed 40 km/hr, for local residential streets.

Yeas: (7): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelozza, and A. Kayabaga

Nays: (7): Mayor E. Holder, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, and S. Hillier

Absent: (1): M. van Holst

Motion Failed (7 to 7)

At 5:48 PM, His Worship Mayor Holder places Councillor S. Lehman in the Chair, and takes a seat at the Council Board.

At 5:54 PM, His Worship Mayor Holder resumes the Chair, and Councillor S. Lehman takes his seat at the Council Board.

Amendment:

Motion made by: E. Pelozza
Seconded by: A. Kayabaga

That a new part b) iii) BE ADDED to the proposed motion, as follows:

"iii) reduction of the School Zone speed limits from 40 km/hr, to 30 km/hr on local streets"

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

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

Absent: (1): M. van Holst

Motion Passed (11 to 3)

Motion made by: J. Helmer
Seconded by: M. Cassidy

The motion to approve main motion, as amended, excluding part b) iii) is put.

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

Motion made by: J. Helmer
Seconded by: M. Cassidy

The motion to approve part b)iii) of the amended motion, is put.

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

Nays: (1): P. Van Meerbergen

Absent: (1): M. van Holst

Motion Passed (13 to 1)

Clause 3.2, as amended, reads as follows:

That the following actions be taken with respect to area speed limit:

a) the Civic Administration BE DIRECTED to implement the Area Speed Limit program or 40 km/h default speed limit will be established on local streets and Area Speed Limit zones will also be designated Community Safety Zones; and

b) the following additional considerations BE REFERRED back to the Civic Administration in order to allow for consultation with the London Transit Commission:

i) consideration of the implementation of the 40 km/h speed limit on collector roads;

ii) consideration of the implementation of the 40 km/h speed limit also be applied to the following arterial roads, and the area they encompass, within the downtown area to reflect the high level

of pedestrian and cyclist activity:

A. King Street from Thames Street to Colborne Street;

B. Pall Mall Street from Richmond Street to Wellington Street;

C. Queens Avenue from Colborne Street to Ridout Street North;

D. Richmond Street from Horton Street East to Oxford Street East; and

E. Wellington Street from Horton Street East to Pall Mall Street;

iii) reduction of the School Zone speed limits from 40 km/hr, to 30 km/hr on local streets.

17. (4.1) Parking Changes

Motion made by: P. Squire

That the Civic Administration BE DIRECTED to bring forward a report to a future meeting of the Civic Works Committee with details on potential impacts and recommendations on implementing the following changes to parking restrictions:

a) the overnight parking ban program be amended to be in force from November 1st until April 30th annually;

b) the issuing of overnight parking permits during the ban period be expanded to allow residents to purchase additional passes beyond the current 15 free uses for a fee; and,

c) the current 12hr limit on occupying a specific on street non metered parking location be amended to 18hrs;

it being noted that a communication, dated September 12, 2019, from Councillor S. Lewis, was received with respect to this matter. (2019-T02)

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

Nays: (1): S. Turner

Absent: (1): M. van Holst

Motion Passed (13 to 1)

Motion made by: M. Salih

Seconded by: A. Hopkins

That the Council session BE CONTINUED at this time, to consider Item 3.3 (8) of the 18th Report of the Planning and Environment Committee, prior to a dinner break.

Yeas: (6): M. Salih, J. Helmer, P. Squire, S. Lehman, A. Hopkins, and P. Van Meerbergen

Nays: (7): Mayor E. Holder, S. Lewis, J. Morgan, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): M. Cassidy

Absent: (1): M. van Holst

Motion Failed (6 to 7)

Motion made by: S. Lewis

Seconded by: M. Salih

That Council RECESS.

Motion Passed

The Council recesses at 6:35 PM and resumes at 7:21 PM, with all Members present except Councillors M. van Holst, M. Salih and P. Van Meerbergen.

8.2 16th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 16th Report of the Planning and Environment Committee BE APPROVED, excluding item 8 (3.3).

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

Absent: (3): M. van Holst, M. Salih, and P. Van Meerbergen

Motion Passed (12 to 0)

At 7:28 PM, Councillor P. Van Meerbergen enters the meeting.

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that Councillor M. Cassidy disclosed a pecuniary interest in clause 3.3 of this Report, having to do with the property located at 307 Fanshawe Park Road East, by indicating that her family owns property in the area.

Motion Passed

2. (2.1) 8th Report of the Advisory Committee on the Environment

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 8th Report of the Advisory Committee on the Environment, from its meeting held on September 4, 2019:

a) an expenditure of \$500.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED to facilitate a Waste Diversion session at the 2019 Green in the City Event to be held at the London Public Library in the fall of 2019; it being noted that the ACE has sufficient funds in its 2019 budget to cover this expense; and,

b) clauses 1.1, 3.1, 5.1, 6.1 BE RECEIVED for information.

Motion Passed

3. (2.2) Application - 1912 Linkway Boulevard - Removal of Holding Provisions (H-9085) (Relates to Bill No. 383)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to a portion of the lands located at 1912 Linkway Boulevard, the proposed by-law appended to the staff report dated September 23, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 1, 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 Business District Commercial Special Provision (h•h-206•BDC(31)) Zone TO a Business District Commercial Special Provision (BDC(31)) Zone to remove the h and h-206 holding provisions. (2019-D09)

Motion Passed

4. (2.3) Revised City of London Telecommunication Facilities Location and Public Consultation Council Policy (O-7881) (Relates to Bill No. 374)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the proposed by-law appended to the staff report dated September 23, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend By-law No. CPOL.-126-378, as amended, being "A by-law to revoke and repeal Council policy related to Telecommunication Facilities Consultation Policy and replace it with a new Council policy entitled Telecommunication Facilities Consultation Policy" by renaming the Council Policy "Telecommunication Facilities Location and Public Consultation Policy", to reflect changes in the process that have occurred since the Policy was first developed. (2019-A12)

Motion Passed

5. (2.4) Building Division Monthly Report for July 2019

Motion made by: A. Hopkins

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

Motion Passed

6. (3.1) Application - 585 Third Street (OZ-9028) (Relates to Bill No.'s 371 and 384)

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 Tricor Contracting Limited, relating to the property located at 585 Third Street:

- a) the proposed by-law appended to the staff report dated September 23, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas;

b) the proposed by-law appended to the staff report dated September 23, 2019 as Appendix "B" BE INTRODUCED at a future Municipal Council meeting, to amend The London Plan by ADDING a policy to Specific Policies for the Neighbourhoods Place Type; by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan AND that three readings of the by-law enacting The London Plan amendments BE WITHHELD until such time as The London Plan is in force and effect; and,

c) the proposed by-law appended to the staff report dated September 23, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Holding Residential R3/Residential R5/Residential R8/Restricted Office/Temporary Zone (h-1/R3-2/R5-4/R8-4/RO2/T-55) Zone TO Holding Residential R3/ Residential R5/Residential R8/Restricted Office/Light Industrial Special Provision (h-1/R3-2/R5-4/R8-4/RO2/LI7(_));

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

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

- the recommended amendments are consistent with the 2014 Provincial Policy Statement ("PPS") which directs municipalities to maintain suitable sites for employment uses and consider the needs of existing and future businesses. The PPS also promotes appropriate development standards to facilitate compact development in settlement areas;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan which list the necessary condition(s) for approval of Policies for Specific Areas, and would augment the general policies, including but not limited to Multi-family Medium Density Residential ("MFMDR") designation to allow the continued use of the existing non-residential building on the subject lands for existing industrial uses until the subject lands can redevelop for residential uses in accordance with the MFMDR designation;
- the recommended amendment conforms to the in-force policies of The London Plan and would augment the general policies, including but not limited to Neighbourhoods Place Type to allow the continued use of the existing non-residential building on the subject lands for existing industrial uses until the subject lands can redevelop for residential uses in accordance with the Neighbourhoods Place Type;
- the recommended amendment to Zoning By-law Z.-1 will conform to the Official Plan and The London Plan as recommended to be amended. The recommended amendment to the Zoning By-law will permit the existing industrial uses in the existing building and limit the uses to their existing size to maintain an acceptable level of compatibility with the surrounding residential uses. The recommended amendment to the Zoning By-law will regularize and permit existing site conditions which can accommodate the existing uses to continue without serious adverse impacts for surrounding residential land uses; and,
- the recommended amendment will recognize these long-standing, established uses which have achieved a measure of compatibility with the surrounding uses. (2019-D09)

Motion Passed

7. (3.2) Application - 115 Bessemer Road (Z-9084) (Relates to Bill No. 385)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, with respect to the application by Barnim Property Holdings Inc., relating to the property located at 115 Bessemer Road, the proposed by-law appended to the staff report dated September 23, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM Light Industrial (LI2/LI7) Zone TO a Light Industrial/Light Industrial Special Provision (LI2/LI7(_)) 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 Zoning By-law amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment to Zoning By-law Z.-1 conforms to the 1989 Official Plan including but not limited to the policies of the Light Industrial designation, and The London Plan including but not limited to the policies of the Light Industrial Place Type, and provides for an appropriate development of the site;
- the recommended amendment will permit an accessory automobile rental establishment in association with a permitted Automobile Repair Garage, along with increased open storage and a reduced parking rate. (2019-D09)

Motion Passed

9. (3.4) Application - 3700 Colonel Talbot Road and 3645 Bostwick Road 39T-17503 (OZ-8838) (Relates to Bill No.'s 372, 373 and 386)

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 W-3 Lambeth Farms Inc., relating to the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road:

a) the proposed by-law appended to the staff report dated September 23, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend the (1989) Official Plan to:

i) refine and reconfigure the extent of the Low Density, Multi-Family Medium Density, and Open Space designations, by changing the designations on Schedule "A" - Land Use FROM "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space" TO "Low Density Residential", "Multi-Family,

- Medium Density Residential”, and “Open Space” designation;
- ii) change the designation on Schedule “B1” – Natural Heritage Features, FROM “Unevaluated Vegetation Patch” TO “Significant Woodlands” and “Locally Significant Wetlands”;
 - iii) change the designation on Schedule “C” – Transportation Corridors by amending the east-west secondary collector road to align with Street A, and by amending the north-south secondary collector road to align with Street D; and,
 - iv) change Section 20.5 (Southwest Area Secondary Plan) by:

- A) amending Schedule 2 to the Southwest Area Secondary Plan (Multi-Use Pathways and Parks) by realigning the Planned Route and adding a Neighbourhood Park;
- B) amending Schedule 4 (Southwest Area Land Use Plan), by refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, FROM “Low Density Residential”, “Medium Density Residential”, and “Open Space” TO “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign two secondary collector roads;
- C) amending Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations), by refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, FROM “Low Density Residential”, “Medium Density Residential”, and “Open Space” TO “Low Density Residential”, “Medium Density Residential”, and “Open Space”, adding a Park, and to realign a secondary collector road; and,
- D) amending Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations), by refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, FROM “Low Density Residential”, and “Medium Density Residential” TO “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign a secondary collector road;

b) the request to amend the 1989 Official Plan to change the Southwest Area Secondary Plan, Section 20.5.3.9 ii) b) (Urban Design), 20.5.9.1 iii) (Bostwick Residential Neighbourhood), and Section 20.5.10.1 iii) (North Lambeth Residential Neighbourhood), by adding policy to allow for alternative sidewalk arrangements and not requiring sidewalk construction on both sides of all street sections or on all street sections, BE REFUSED for the following reasons:

- i) the Provincial Policy Statement promotes active transportation and encourages land use patterns which support active transportation, and 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;
- ii) the Southwest Area Secondary Plan supports sidewalks on both sides of the street, primarily to support walkability, and encourage active mobility, and to ensure planning is in accordance with the Accessibility for Ontarians with Disabilities Act, so that all of the elements of the City are accessible for everyone; and,
- iii) the City’s Complete Streets Design Manual contemplates sidewalks on both sides of the street, to ensure a more “complete” environment that will feature high-quality pedestrian environments and integrate seamlessly with transit services, cycling networks, and automobile users. London’s streets will be designed for connectivity and support the use of active and sustainable modes

of transportation;

c) the proposed by-law appended to the staff report dated September 23, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019, to amend The London Plan by:

- i) changing the Place Types on Map 1 - Place Types - FROM Neighbourhoods and Environmental Review TO Green Space, and to change the alignment of the Neighbourhood Connectors;
- ii) changing Map 3 - Street Classifications- by amending the east-west Neighbourhood Connector to align with Street A, and by amending the north-south Neighbourhood Connector to align with Street D;
- iii) changing Map 5 - Natural Heritage - FROM Unevaluated Vegetation Patch TO Significant Woodlands and Wetlands; and,
- iv) changing 1565_5. Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan) by:

- A) amending Schedule 2 (Multi-Use Pathways and Parks) by realigning the Planned Route and adding a Neighbourhood Park;
- B) amending Schedule 4 (Southwest Area Land Use Plan), by refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, FROM "Low Density Residential", "Medium Density Residential", and "Open Space" TO "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign two secondary collector roads;
- C) amending Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations), by refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, FROM "Low Density Residential", "Medium Density Residential", and "Open Space" TO "Low Density Residential", "Medium Density Residential", and "Open Space", adding a Park, and to realign a secondary collector road; and,
- D) amending Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations), by refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, FROM "Low Density Residential", and "Medium Density Residential" TO "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign a secondary collector road;

it being noted that the amendments will come into full force and effect concurrently with Maps 1, 3 and 5 of The London Plan; and,

d) the request to amend The London Plan to change the Southwest Area Secondary Plan, Section 20.5.3.9 ii) b) (Urban Design), 20.5.9.1 iii) (Bostwick Residential Neighbourhood), and Section 20.5.10.1 iii) (North Lambeth Residential Neighbourhood), by adding policy to allow for alternative sidewalk arrangements and not requiring sidewalk construction on both sides of all street sections or on all street sections, BE REFUSED for the following reasons:

- i) the Provincial Policy Statement promotes active transportation and encourages land use patterns which support active transportation, and 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;
- ii) the London Plan and the Southwest Area Secondary Plan

support sidewalks on both sides of the street, primarily to support walkability, and encourage active mobility, and to ensure planning is in accordance with the Accessibility for Ontarians with Disabilities Act, so that all of the elements of the City are accessible for everyone; and,

iii) the City's Complete Streets Design Manual contemplates sidewalks on both sides of the street, to ensure a more "complete" environment that will feature high-quality pedestrian environments and integrate seamlessly with transit services, cycling networks, and automobile users. London's streets will be designed for connectivity and support the use of active and sustainable modes of transportation;

e) the proposed by-law appended to the staff report dated September 23, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and an Environmental Review (ER) Zone, TO:

- i) a Holding Residential R1 Special Provision (h*h-100*R1-3(*)) Zone;
- ii) a Holding Residential R1 Special Provision (h*h-82*h-100*R1-3(*)) Zone;
- iii) a Holding Residential R1 Special Provision (h*h-100*R1-4(*)) Zone;
- iv) a Holding Residential R2 Special Provision (h*h-100*R2-1(*)) Zone;
- v) a Holding Residential R2 Special Provision (h*h-100*R2-3(*)) Zone;
- vi) a Holding Residential R2 Special Provision/Residential R4 Special Provision (h*h-100*R2-1(*)/R4-6(*)) Zone;
- vii) a Holding Residential R2 Special Provision/Residential R4 Special Provision/ Residential R6 Special Provision/Neighbourhood Facility (h*h-100*R2-1(*)/R4-6(*)/R6-5(****)/NF1) Zone;
- viii) a Holding Residential R6 Special Provision/Residential R8 Special Provision (h*h-100*R6-5(*)/R8-4(**)) Zone;
- ix) a Holding Residential R6 Special Provision/Residential R8 Special Provision (h*h-100*R6-5(**)/R8-3(*)) Zone;
- x) a Holding Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 (h*h-100*R6-5(**)/R8-4(****)/R9-3(**)) Zone;
- xi) a Holding Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 (h*h-100*R6-5(**)/R8-4(****)/R9-3(**)) Zone;
- xii) a Holding Residential R8 Special Provision/Convenience Commercial Special Provision (h*h-100*R8-4(*)/CC6(*)) Zone;
- xiii) a Holding Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (h*h-100*R8-4(**)/CC6(**)/NF1(*)) Zone;
- xiv) a Holding Residential R9 Special Provision/Convenience Commercial Special Provision (h*h-100*R9-3(*)/CC6(**)) Zone;
- xv) an Open Space (OS1) Zone;
- xvi) an Open Space (OS5) Zone;
- xvii) an Environmental Review (ER) Zone; and,
- xviii) an Urban Reserve (UR4) Zone;

f) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for draft plan of subdivision of W-3 Lambeth Farms Inc. relating to a property located at 3700 Colonel Talbot Road and 3645 Bostwick

Road;

- i) the approval of clause b) above relating to the request to amend the 1989 Official Plan to change the Southwest Area Secondary Plan, Section 20.5.3.9 ii) b) (Urban Design), 20.5.9.1 iii) (Bostwick Residential Neighbourhood), and Section 20.5.10.1 iii) (North Lambeth Residential Neighbourhood), by adding policy to allow for alternative sidewalk arrangements and not requiring sidewalk construction on both sides of all street sections or on all street sections; it being noted that the Civic Administration is recommending refusal;
- ii) the approval of clause d) above relating to the request to amend The London Plan to change the Southwest Area Secondary Plan, Section 20.5.3.9 ii) b) (Urban Design), 20.5.9.1 iii) (Bostwick Residential Neighbourhood), and Section 20.5.10.1 iii) (North Lambeth Residential Neighbourhood), by adding policy to allow for alternative sidewalk arrangements and not requiring sidewalk construction on both sides of all street sections or on all street sections; it being noted that the Civic Administration is recommending refusal; and,
- iii) in clause g), below, the removal of the requirement for “one (1) future road block;

g) the Approval Authority BE ADVISED that the Municipal Council SUPPORTS the Approval Authority issuing draft approval of the proposed plan of residential subdivision, submitted by W-3 Lambeth Farms Inc. (File No. 39T-17503), prepared by MHBC Planning, File No. 1094 ‘U’, dated December 20, 2018, as red-line amended, which shows a draft plan of subdivision consisting of twenty-one (21) single detached/low density blocks, thirteen (13) street townhouse blocks, two (2) apartment/medium density blocks, four (4) commercial/residential mixed use blocks, two (2) cluster/low rise blocks, one (1) school block, one (1) open space block, seven (7) pathway blocks, three (3) park blocks, one (1) urban reserve/environmental review block, one (1) future road block, two (2) road widening blocks, eleven (11) 0.3 m reserve blocks, all served by two (2) secondary collector/neighbourhood connector roads (Street A and Street D), and nine (9) new local/neighbourhood streets, SUBJECT TO the conditions contained in Appendix “D” appended to the staff report dated September 23, 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 and recommended amendments are consistent with the Provincial Policy Statement, 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 proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to Our Strategy, Our City and the Key Directions, as well as conforming to the policies of the Neighbourhoods and Green Space Place Type;
- the proposed and recommended amendments conform to the in-force policies of the (1989) Official Plan, including but not limited to

the Low Density Residential designation, the Multi-Family., Medium Density Residential designation, and the Open Space designation;

- the proposed and recommended amendments conform to the policies of the Southwest Area Secondary Plan;
- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, the (1989) Official Plan, and the Southwest Area Secondary Plan;
- the proposed and recommended redlined draft plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, mid-rise apartments along the Bostwick Road corridor, limited convenience commercial uses at locations along the Bostwick and Colonel Talbot frontages, and a mixed-use, community oriented development node at the intersection of the proposed secondary collector roads (neighbourhood activity node). The red lined Draft Plan has been designed to support these uses and to achieve an aesthetically-pleasing, mixed-use development that is pedestrian friendly, transit supportive and accessible to the surrounding community; and,
- the proposed amendments to The London Plan and (1989) Official Plan, clauses b) and d) above, are recommended to be refused as the Provincial Policy Statement promotes active transportation and encourages land use patterns which support active transportation, and 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; The London Plan and the Southwest Area Secondary Plan support sidewalks on both sides of the street, primarily to support walkability, and encourage active mobility, and to ensure planning is in accordance with the Accessibility for Ontarians with Disabilities Act, so that all of the elements of the City are accessible for everyone; and the City's Complete Streets Design Manual contemplates sidewalks on both sides of the street, to ensure a more "complete" environment that will feature high-quality pedestrian environments and integrate seamlessly with transit services, cycling networks, and automobile users. London's streets will be designed for connectivity and support the use of active and sustainable modes of transportation. (2019-D09)

Motion Passed

10. (3.5) Proposed New City of London Tree Protection By-law

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the following actions be taken with respect to the Tree Protection By-law C.P.-1515-228:

- a) the public input provided at the September 23, 2019 Planning and Environment Committee meeting with respect to the proposed new Tree Protection By-law appended to the staff report dated September 23, 2019 BE REFERRED to the Civic Administration for consideration in the preparation of a revised Tree Protection By-law; and,
- b) the Civic Administration BE DIRECTED to provide a proposed by-law to repeal and replace the existing Tree Protection By-law

C.P.-1515-228 at a future Planning and Environment Committee meeting including replacing the term “City Planner” with “City Engineer”;

it being noted that the Planning and Environment Committee reviewed and received a communication dated August 30, 2019, from S. Levin, Acting President, Congregation Beth Tefilah, 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-E04)

Motion Passed

11. (4.1) 9th Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 9th Report of the London Advisory Committee on Heritage, from its meeting held on September 11, 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 approval for alterations to the property located at 40 Craig Street, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the vinyl siding cladding the front gables be removed within 1 year and the painted wood shingle imbrication be retained and restored;
- only painted wood be used for the alterations to the porch, including but not limited to the hand railings on the steps, the steps, and the porch skirt;
- all exposed wood be painted;
- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit 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 9th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

b) 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 replacement of the front door at 213 King Street, within the Downtown Heritage Conservation District, BE PERMITTED with the term and condition that the former door be salvaged by the property owner for appropriate reuse elsewhere; it being noted that the presentation appended to the 9th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner and a verbal delegation from S. Caplan were received with respect to this matter;

c) the following actions be taken with respect to the Notice of Planning Application, dated July 24, 2019, with respect to Official

Plan and Zoning By-law Amendments related to the properties located at 1-3 Bathurst Street and 269-281 Thames Street;

i) C. Lowery, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the conclusions of the Heritage Impact Assessment (HIA) associated with the above-noted Application; it being noted that the HIA has not adequately addressed the following impacts to the adjacent and on-site heritage resources or attributes:

- massing impacts, particularly with respect to adjacent southerly heritage listed properties;
- design impacts, with respect to compatibility with the properties located at 1-3 Bathurst Street, in terms of building materials, colour and overall design as referenced in Section 3.3 of the above-noted HIA; and,
- glazing attributes; it being noted that the LACH recommends glazing inspired by the 19th Century Industrial style; and,

ii) the document, entitled “Comments on the HIA for 1-3 Bathurst Street and 269-281 Thames Street” from T. Jenkins appended to the 9th Report of the London Advisory Committee on Heritage, BE FORWARDED to C. Lowery, Planner II, for consideration;

d) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage is satisfied with the vision, principles and policies of the Victoria Park Secondary Plan Draft Secondary Plan; it being noted that the proposed policies for cultural heritage outlined in Section 3.5 of the above-noted Secondary Plan continue to support the objectives and policies of the West Woodfield and Downtown Heritage Conservation Districts and promotes the conservation of on-site cultural heritage resources and compatibility of new development with on-site and adjacent cultural heritage resources; and,

e) clauses 1.1, 2.1, 3.1 to 3.5, inclusive, 4.1, and 5.3, BE RECEIVED for information.

Motion Passed

12. (5.1) Deferred Matters List

Motion made by: A. Hopkins

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

Motion Passed

8. (3.3) Application - 307 Fanshawe Park Road East (Z-9006)

Motion made by: A. Hopkins

Seconded by: P. Squire

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

a) the proposed, revised, attached by-law BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1/Bonus (h-5*h-54*h-89*R1-8*B-15) Zone TO a Holding Residential R5 Special Provision (h-5*h-54*h-89*R5-7(*)) Zone; it being noted that the proposed revised by-law provides for a reduction in the number of parking spaces required from 1.5 spaces per unit to provide for a maximum of 1.25 spaces per unit;

b) the Site Plan Approval Authority BE REQUESTED to consider the following matters:

- i) the requirement for the protection and preservation of the trees and hedges on the easterly, southerly, and westerly boundary (both shared boundary and within-boundary vegetation) on the subject property, with the exception of invasive species or hazard trees;
- ii) where hedge growth is sparse the requirement for the provision of supplementary coniferous plantings post-construction to fill the gaps;
- iii) the comments from the Urban Design Peer Review Panel (UDPRP) from their meeting held on July 17, 2019; and,
- iv) subject to iii) above, the submission of a revised site plan to the UDPRP for review;

c) pursuant to section 34(17) of the Planning Act, no further notice be given with respect to the subject application as the proposed amendments were discussed and considered at the Public Participation Meeting held with respect to this matter;

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

- a communication dated September 12, 2019 from B. Day, 1277 Hastings Drive;
- a communication from M. and D. Semotiuk, 1348 Hastings Drive;
- a communication from M. Lacey, 37 Camden Place;
- a communication from P. and D. Lincoln, 7 Camden Road;
- a communication dated September 19, 2019 from D. Beverley, President, Old Stoneybrook Community Association;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it encourages healthy, livable and safe communities by accommodating an appropriate range and mix of residential uses (including affordable housing, and housing for older persons), encourages settlement areas to be the main focus of growth and development, and provide for a range of housing types and densities to meet projected requirements of current and future residents;
- the recommended amendment conforms to the in force policies of The London Plan, including but not limited to the policies of the "Neighbourhoods" Place Type as it permits a Use, Intensity, and Form that is compatible with the abutting uses and allows for an appropriate infill development;
- the proposed amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Low Density

Residential designation policies; and,
• the proposed special provisions for reduced front yard and maximum heights are supported to encourage and foster improved design for the site.

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

Recuse: (1): M. Cassidy

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

8.3 18th Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 18th Report of the Corporate Services Committee BE APPROVED.

Yeas: (13): Mayor E. Holder, 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

Absent: (2): M. van Holst, and M. Salih

Motion Passed (13 to 0)

At 7:49 PM, His Worship Mayor Holder places Councillor J. Morgan in the Chair and takes a seat at the Council Board.

At 7:51 PM, His Worship Mayor Holder resumes the Chair and Councillor J. Morgan takes his seat at the Council Board.

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2019 Operating Budget Mid-Year Monitoring Report - Property Tax, Water, Wastewater & Treatment Budgets

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 2019 Operating Budget Mid-Year Monitoring Report:

a) the 2019 Operating Budget Mid-Year Monitoring Report for the Property Tax Supported Budget, Water, and Wastewater & Treatment Budgets, as appended to the staff report dated September 24, 2019, BE RECEIVED for information; it being noted that an overview of the net corporate projections are outlined below, and that the year-end positions could fluctuate based on factors beyond the control of the Civic Administration;

i) Property Tax Supported Budget surplus of \$4.5 million as identified by the Civic Administration, Boards and Commissions, the

projected year-end position includes the Reserve Fund contribution listed in item b), below;

- ii) Water Rate Supported Budget surplus of \$2.6 million; and,
- iii) Wastewater & Treatment Rate Supported Budget surplus of \$2.8 million;

b) the Civic Administration BE AUTHORIZED to contribute Information Technology Services year-end operational surplus, if any, to the Technology Services Reserve Fund to be used to support investments in corporate systems;

c) the Civic Administration BE AUTHORIZED to allocate the year-end Property Tax Supported Budget surplus, currently projected at \$4.5 million, to the Operating Budget Contingency Reserve to be used to smooth the impact of budgetary pressures associated with Provincial funding and cost-sharing changes impacting the City of London's 2020 - 2023 Multi-Year Budget;

d) the Civic Administration BE AUTHORIZED to contribute \$925,370 resulting from the 2018 Property Tax Supported Budget Surplus to the Land Acquisition Reserve Fund, identified as a high priority tax-supported reserve fund, in accordance with direction provided as part of the 2018 Operating Budget Year-End Monitoring Report;

e) it BE NOTED that \$1,440,355 (\$1,197,194 – Property Tax Supported; \$72,788 – Water; and \$170,373 – Wastewater & Treatment) to the Efficiency, Effectiveness and Economy Reserve in 2019 was contributed.

Motion Passed

3. (2.2) 2019 Mid-Year Capital Monitoring Report

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the 2019 Mid-Year Capital Monitoring Report, dated September 24, 2019, BE RECEIVED for information; it being noted that the life-to-date capital budget represents \$2.1 billion, with \$1.4 billion committed and \$0.6 billion uncommitted.

Motion Passed

4. (2.3) Procurement of Goods and Services Policy Revision (Relates to Bill No. 368)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated September 24, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001", by deleting Schedule "C" –

Procurement of Goods and Services Policy in its entirety and by replacing it with the new Schedule “C” – Procurement of Goods and Services Policy, to update the Policy, to provide additional clarity and updates, as included in the above-noted staff report.

Motion Passed

5. (2.4) By-law to Delegate Tax Appeals Under Section 357(1)(d.1) to the Assessment Review Board (Relates to Bill No. 369)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated September 24, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 1, 2019, to delegate tax appeal applications under subsection 357(1)(d.1) of the Municipal Act, 2001 S.O. 2001, c.25, as amended, to the Assessment Review Board in accordance with subsection 357(11) of the Municipal Act, 2001, S.O. 2001, c.25, as amended.

Motion Passed

6. (2.5) Response to the Ministry of the Attorney General Joint and Several Liability Reform Consultation

Motion made by: J. Morgan

That, on the recommendation of the Managing Director Corporate Services and City Solicitor and the Manager III, Risk Management Division, with the concurrence of the City Clerk, the Civic Administration BE DIRECTED to submit a response to the Ministry of the Attorney General regarding Joint and Several Liability Reform as summarized in the staff report dated September 24, 2019, entitled "Response to the Ministry of the Attorney General Joint and Several Liability Reform".

Motion Passed

7. (3.1) Tax Adjustment Agenda

Motion made by: J. Morgan

That the recommendations contained in the Tax Adjustment Agenda dated September 24, 2019 BE APPROVED; it being noted that there were no members of the public in attendance to speak to the Corporate Services Committee at the public hearing associated with this matter.

Motion Passed

- 8.4 4th Report of the Audit Committee

Motion made by: J. Helmer

That the 4th Report of the Audit Committee BE APPROVED.

Yeas: (13): Mayor E. Holder, 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

Absent: (2): M. van Holst, and M. Salih

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (4.1) Consultant Selection/Engagement and Construction Procurement Review

Motion made by: J. Helmer

That the Internal Audit Report from Deloitte with respect to the Consultant Selection/Engagement and Construction Procurement Review performed January to May 2019, issued August 2019, BE RECEIVED.

Motion Passed

3. (4.2) Internal Audit Summary Update

Motion made by: J. Helmer

That the memo dated August 30, 2019, from Deloitte, with respect to the internal audit summary update, BE RECEIVED.

Motion Passed

4. (4.3) January - December 2019 Internal Audit Dashboard as at August 30, 2019

Motion made by: J. Helmer

That the communication from Deloitte, regarding the January - December 2019 internal audit dashboard as of August 30, 2019, BE RECEIVED.

Motion Passed

5. (4.4) Observation Summary as at August 30, 2019

Motion made by: J. Helmer

That the Observation Summary from Deloitte, as of August 30, 2019, BE RECEIVED.

Motion Passed

9. Added Reports

9.1 17th Report of Council in Closed Session

Motion made by: S. Lehman

Seconded by: S. Lewis

1. Sale of City-Owned Property – Tender 19-100 – 7109 Westminster Drive

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, and on the advice of the Manager of Realty Services, with respect to the property located at 7109 Westminster Drive, being approximately 2.87 acres, further described as Part of Lot 65, Concession West of the North Branch of the Talbot Road, shown as Part 1, Plan 33R-20467, being Part of PIN 082110039, the following actions be taken:

a) the offer submitted by Brydges Building Trusteeship (the “Purchaser”) to purchase the subject property from the City, for the sum of \$268,000.00 BE ACCEPTED, subject to the following conditions:

i) the Purchaser shall have until 4:30 p.m. on November 28, 2019 to satisfy itself in its absolute discretion as to the geotechnical, soil and environmental conditions of the property; and

ii) the Purchaser acknowledging that the property is being purchased on an “as-is” basis.

2. Offer to Purchase Industrial Land – 1666042 Ontario Inc. – Part Lot 3, Plan 33M239 – 12 Swiftsure Court – Trafalgar Industrial 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 on the southeast side of Swiftsure Court, being composed of Part Lot 3, Plan 33M239; Parts 1, 2 and 4, Plan 33R-19904; subject to an easement over Part 2, Plan 33R-19904 in favour of Part Lot 3, Plan 33M-239, being Part 3, Plan 33R-19904 as in ER1148631, being PIN 081290192, as outlined on the sketch attached hereto as Appendix “B”, the offer submitted from Huffman Innovation, under the corporate name 1666042 Ontario Inc. (the “Purchaser”), to purchase the subject property from the City, at a purchase price of \$227,500.00 (reflecting a sale price of \$65,000.00 per acre), attached hereto as Appendix “C” BE ACCEPTED; subject to the following conditions:

a) the Purchaser be allowed, within ninety (90) days from acceptance of the offer, to examine title at Purchaser’s expense;

b) the Purchaser be allowed, within ninety (90) days from acceptance of the offer, to carry out soil tests as it might reasonably require;

c) the Purchaser acknowledges and accepts the property in an ‘as-is’ condition;

d) the Purchaser agreeing to transfer to the City a municipal services easement, for nominal consideration, over the portion of lands described as Part 4, Plan 33R-19904, which is shown highlighted in yellow on the plan attached hereto as Schedule “C” and will be mutually acceptable to both parties; it being noted that this condition shall survive and not merge on the completion of this transaction;

e) in accordance with the Trafalgar Industrial Park Phase III Subdivision Agreement, the Purchaser acknowledges and agrees that:

- i) open storage, loading areas and truck idling and parking areas will not be located in yards that abut residential lands and the outdoor area devoted to employee parking are not subject to this requirement;
- ii) the Purchaser will assume responsibility, in perpetuity, for the maintenance of the wooden privacy fence along their easterly boundary (the "Fence"); and,
- iii) the Purchaser will maintain, in perpetuity, a 50 foot buffer zone which includes the fence, existing landscaping and tree plantings (which collectively is referred to as the "Buffer") from the abutting residential lands. No development is permitted within the Buffer. The Buffer is approximately 0.55 acres and shown highlighted in green in Schedule "E"; and
- f) the City agreeing to complete, at its expense, a Stage I/II Archaeological Report (if required) for the property. This condition shall survive and not merge on the completion of this transaction.

Yeas: (13): Mayor E. Holder, 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

Absent: (2): M. van Holst, and M. Salih

Motion Passed (13 to 0)

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

3. Property Acquisition – 275 Wellington Road – Wellington Gateway Project

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director, Environmental and Engineering Services and City Engineer, the Director, Rapid Transit, on the advice of the Manager of Realty Services, with respect to the property located at 275 Wellington Road, further described as Lot 133, Plan 452 (4th), Part Lot 132, Plan 452 (4th), being the south 2 feet 6 in; Part Lot 134, Plan 452 (4th) as in 446660 PIN 083640167, containing an area of approximately 4,801 square feet, as shown on the location map attached, for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

- a) the offer submitted by Andrew Thomas Tarling (the "Vendor"), to sell the subject property to the City, for the sum of \$365,000.00 BE ACCEPTED, subject to the following conditions:
 - i) all existing appliances to be included (stoves, fridges, dishwashers, washers, dryers). Unless otherwise stated in this agreement or any schedule hereto, Vendor agrees to convey all appliances included in the purchase price free from all liens, encumbrances or claims affecting the said fixtures and chattels;
 - ii) the City or an agent of the City shall be entitled to enter and inspect the property including all dwellings and buildings prior to the closing of this agreement;
 - iii) all buildings on the property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the City may either terminate this agreement and have all monies paid returned without

interest or deduction, or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion;
iv) the Vendor agrees to leave the property neat and tidy, free and clear of all refuse, hazardous and other waste material, garbage or other loose or objectionable materials. Should this condition not be met at the time of closing, the City reserves the right to delay the closing and / or void this agreement; and

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

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 1)

Motion made by: S. Lehman
Seconded by: S. Lewis

4. Managing Director, Neighbourhood, Children and Fire Services
That, on the recommendation of the Corporate Services Committee, on the advice of the City Manager, the following actions be taken with respect to the position of Managing Director, Neighbourhood, Children and Fire Services:

a) Cheryl Smith BE APPOINTED Managing Director, Neighbourhood, Children and Fire Services effective October 1, 2019 on a temporary basis for a period up to two years; and

b) the Civic Administration BE DIRECTED to take all actions necessary to implement the appointment, noted in part a), above.

Yeas: (12): 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

Recuse: (1): Mayor E. Holder

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Bill No.'s 367 to 386, excluding Bill No. 316, and the Added Bill No's 387 to 388, BE APPROVED.

Yeas: (13): Mayor E. Holder, 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

Absent: (2): M. van Holst, and M. Salih

Motion Passed (13 to 0)

Motion made by: S. Hillier

Seconded by: E. Pelozza

That Second Reading of Bill No.'s 367 to 386, excluding Bill No. 316, and the Added Bill No's 387 to 388, BE APPROVED.

Yeas: (13): Mayor E. Holder, 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

Absent: (2): M. van Holst, and M. Salih

Motion Passed (13 to 0)

Motion made by: S. Turner

Seconded by: S. Hillier

That Third Reading and Enactment of Bill No.'s 367 to 386, excluding Bill No. 316, and the Added Bill No's 387 to 388, BE APPROVED.

Yeas: (13): Mayor E. Holder, 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

Absent: (2): M. van Holst, and M. Salih

Motion Passed (13 to 0)

Motion made by: A. Hopkins

Seconded by: S. Turner

That Introduction and First Reading of Bill No. 389 BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 1)

Motion made by: A. Kayabaga

Seconded by: E. Pelozza

That Second Reading of Bill No. 389 BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 1)

Motion made by: S. Lehman
Seconded by: S. Lewis

That Third Reading and Enactment of Bill No. 389 BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 1)

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

That Introduction and First Reading of Bill No. 390 BE APPROVED.

Yeas: (12): 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

Recuse: (1): Mayor E. Holder

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

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

That Second Reading of Bill No. 390 BE APPROVED.

Yeas: (12): 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

Recuse: (1): Mayor E. Holder

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

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

That Third Reading and Enactment of Bill No. 390 BE APPROVED.

Yeas: (12): 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

Recuse: (1): Mayor E. Holder

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

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

That Introduction and First Reading of Bill No. 391 BE APPROVED.

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

Recuse: (1): M. Cassidy

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

Motion made by: J. Helmer

Seconded by: S. Hillier

That Second Reading of Bill No. 391 BE APPROVED.

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

Recuse: (1): M. Cassidy

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

Motion made by: S. Lehman

Seconded by: A. Kayabaga

That Third Reading and Enactment of Bill No. 391 BE APPROVED.

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

Recuse: (1): M. Cassidy

Absent: (2): M. van Holst, and M. Salih

Motion Passed (12 to 0)

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

Bill No. 367	By-law No. A.-7893-267 - A by-law to confirm the proceedings of the Council Meeting held on the 1st day of October, 2019. (City Clerk)
Bill No. 368	By-law No. A.-6151(y)-268 - A by-law to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001", by deleting Schedule "C" – Procurement of Goods and Services Policy in its entirety and by replacing it with a new Schedule "C" – Procurement of Goods and Services Policy, to update the Policy, to provide additional clarity and updates. (2.3/18/CSC)
Bill No. 369	By-law No. A.-7894-269 - A by-law to delegate tax appeal applications received under subsection 357(1)(d.1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, to the Assessment Review Board in accordance with subsection 357(11) of the Municipal Act, 2001, S.O. 2001, c.25, as amended. (2.4/18/CSC)
Bill No. 370	By-law No. A.-7895-270 - A by-law to authorize an Amending Agreement between The Corporation of the City of London and Trojan Technologies and to authorize the Mayor and City Clerk to execute the Agreement. (2.11/13/CWC)
Bill No. 371	By-law No. C.P.-1284(uz)-271 - A by-law to amend the Official Plan for the City of London, 1989 relating to 585 Third Street. (3.1a/16/PEC)
Bill No. 372	By-law No. C.P.-1284(va)-272 - A by-law to amend the Official Plan for the City of London, 1989 relating to 3700 Colonel Talbot Road and 3645 Bostwick Road. (3.4a/16/PEC)
Bill No. 373	By-law No. C.P.-1512(m)-273 - A by-law to amend The London Plan for the City of London, 2016 relating to 3700 Colonel Talbot Road and 3645 Bostwick Road. (3.4c/16/PEC)
Bill No. 374	By-law No. CPOL.-126(a)-274 - A by-law to amend By-law No. CPOL.- 126-378, as amended, being "A by-law to revoke and repeal Council policy related to Telecommunication Facilities Consultation Policy and replace it with a new Council policy entitled Telecommunication Facilities Consultation Policy" by renaming the Council Policy "Telecommunication Facilities Location and Public Consultation Policy", to reflect changes in the process that have occurred since the Policy was first developed. (2.3/16/PEC)
Bill No. 375	By-law No. L.S.P.-3482-275 - A by-law to designate 2442 Oxford Street West to be of cultural heritage value or interest. (City Clerk)
Bill No. 376	By-law No. PS-113-19042 - 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." (2.2/13/CWC)

Bill No. 377	By-law No. S.-2023-276 - A by-law to repeal By-law No. S.-6021-258 entitled, "A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Pond Mills Road, east of Ailsa Place)" (City Clerk)
Bill No. 378	By-law No. S.-2024-277 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Pond Mills Road, east of Ailsa Place) (Chief Surveyor - road widening previously acquired by the County of Middlesex, now in the City of London has never been dedicated)
Bill No. 379	By-law No. S.-2025-278 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Exeter Road, east of Meadowbrook Drive) (Chief Surveyor - requires the following 0.3m Reserves on Exeter Road to be dedicated at the present time)
Bill No. 380	By-law No. S.-2026-279 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Guinness Way) (Chief Surveyor - for unobstructed legal access throughout the Subdivision)
Bill No. 381	By-law No. S.-2027-280 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Road East, east of Oakside Street) (Chief Surveyor - road widening purposes on Oxford Road East that require dedication at the present time)
Bill No. 382	By-law No. S.-2028-281 - 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, north of Euclid Avenue) (Chief Surveyor - pursuant to Consent B.007/16 and in accordance with Zoning By-law Z.-1)
Bill No. 383	By-law No. Z.-1-192787 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1912 Linkway Boulevard. (2.2/16/PEC)
Bill No. 384	By-law No. Z.-1-192788 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 585 Third Street. (3.1c/16/PEC)
Bill No. 385	By-law No. Z.-1-192789 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 115 Bessemer Road. (3.2/16/PEC)
Bill No. 386	By-law No. Z.-1-192790 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3700 Colonel Talbot Road and 3645 Bostwick Road. (3.4e/16/PEC)

Bill No. 387	ADDED - By-law No. A.-7896-282 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Brydges Building Trusteeship, for the sale of the City owned property described as Part of Lot 65, Concession West of the North Branch of the Talbot Road, shown as Part 1, Plan 33R-20467 attached, being Part of PIN 082110039, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/18/CSC)
Bill No. 388	ADDED - By-law No. A.-7897-283 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 1666042 Ontario Inc., for the sale of the City owned industrial land, described as Part Lot 3, Plan 33M239; Parts 1, 2 and 4, Plan 33R-19904; subject to an easement over Part 2, 33R19904, in favour of Part Lot 3, Plan 33M-239, being Part 3 of 33R-19904 as in ER1148631, being PIN 081290192, being part of Trafalgar Industrial Park, Phase III and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/18/CSC)
Bill No. 389	ADDED - By-law No. A.-7898-284 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Andrew Thomas Tarling, for the acquisition of property located at 275 Wellington Road, in the City of London, for the Wellington Gateway Project and to authorize the Mayor and the City Clerk to execute the Agreement. (6.3/18/CSC)
Bill No. 390	ADDED - By-law No. A.-7899-285 - A by-law to appoint Cheryl Smith as Managing Director, Neighborhood, Children and Fire Services. (6.4/18/CSC)
Bill No. 391	ADDED - By-law No. Z.-1-192791 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 307 Fanshawe Park Road East. (3.3/16/PEC)

14. Adjournment

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

That the Meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 8:14 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

Bill No. 391
2019

By-law No. Z.-1-192791

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 307 Fanshawe Park Road East.

WHEREAS Royal Premier Homes has applied to rezone the lands located at 307 Fanshawe Park Road East, 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 307 Fanshawe Park Road East, as shown on the attached map, from a Holding Residential R1/ Bonus (h-5*h-54*h-89*R1-8*B-15) Zone to a Holding Residential R5 Special Provision (h-5*h-54*h-89*R5-7(10*)) Zone.
2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

R5-7(10)	307 Fanshawe Park Road East	
a)	Permitted Uses:	
i)	Stacked Townhouse	
b)	Regulation[s]:	
i)	Density (Maximum):	75 units per hectare
ii)	Front yard depth (Minimum):	4.5 metres
iii)	West interior side yard for a lot depth of 30 metres	4.9 metres
iv)	Front yard setback to patio/porch (Minimum):	2.3 metres
v)	Height for a lot depth of 30 metres (Maximum):	12 metres
vi)	Height for balance of the lands (Maximum):	10 metres
vii)	Parking spaces required (Maximum):	1.25 per unit

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.

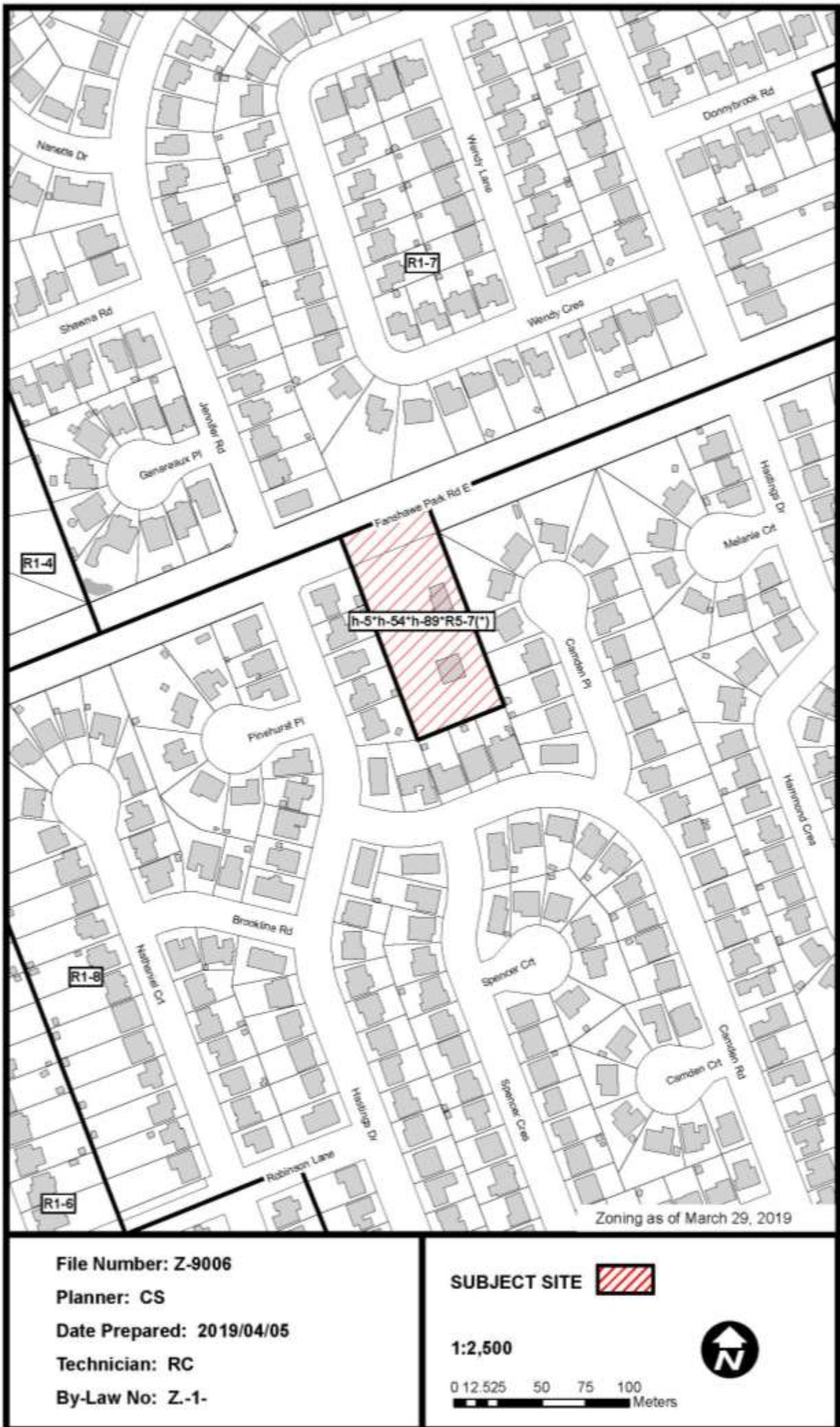
PASSED in Open Council on October 1, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 1, 2019
Second Reading – October 1, 2019
Third Reading – October 1, 2019

Schedule "A"



APPENDIX "C"
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

PAGE 1

CLASS 1 SALE

THIS INDENTURE dated the 27 day of Aug, 2019.

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON

hereinafter called the **VENDOR**

- and -

1666042 ONTARIO INC.

Address: 2065 Piper Lane, London, Ontario, N5V 3S5

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 Trafalgar Industrial Park Phase III, in the City of London, in the County of Middlesex, containing 3.5 acres, more or less subject to survey, located on the south east side of Swiftsure Court, and being composed of Part Lot 3 on Plan 33M239; Parts 1, 2 & 4 on Plan 33R19904; London subject to an easement over Part 2 33R19904 in favour of Part Lot 3 33M239 being Part 3 of 33R19904 as in ER1148631 being PIN 081290192 and shown outlined on the plan attached hereto as Schedule "C" to this Agreement, for the price of approximately

Two Hundred and Twenty Seven Thousand Five Hundred Dollars (\$ 227,500.00)
of lawful money of Canada calculated at the rate of

Sixty-Five Thousand Dollars (\$65,000.00)
per acre, with all normal municipal services available in the road allowance.

The Purchaser submits

Twenty Two Thousand Seven Hundred and Fifty Dollars (10% of purchase price) (\$22,750.00)
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.

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

PAGE 2

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 on the property.
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. Time Limits: Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
11. Provided that, notwithstanding any terms or conditions outlined in the printed wording herein, any provisions written into the Agreement at the time of the signing of the Agreement by the Purchaser shall be the true terms and shall supersede the printed portion in respect of the parts affected thereby. This Agreement and its acceptance shall be read with all changes of gender or number required by the context and shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns, as the case may be.
12. As a condition of this Agreement, the Purchaser hereby agrees to submit a declaration of intent which outlines the proposed uses of the property. This declaration is attached hereto as Schedule "A" and forms part of the Agreement.
13. As a condition of this Agreement, the Purchaser hereby agrees to be bound by the Policy of The Corporation of the City of London with respect to the sale and/or transfer of City-owned, serviced, industrial land, which Policy is attached hereto as Schedule "B" to this Agreement, it being the intent of the parties hereto that the provisions of the said "Policy" shall survive the closing of this transaction to such extent as may be required to give effect to the said Policy. As a further condition of this Agreement, the Purchaser agrees to accept a Deed with respect to the land herein described in a form sufficient to give effect to the said Policy.
14. Any tender of documents or money desired hereunder may be made upon the solicitor acting for the Vendor or Purchaser, and it shall be sufficient that a Bank Draft or Certified Cheque may be tendered instead of cash.
15. Schedules A, B, C, D, and E attached hereto form part of this Agreement.

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

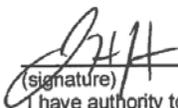
PAGE 4

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 fulfill 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:	Trafalgar Industrial Park, Phase III
Lot & Conc./Part No./Block, etc.; Acres:	Part Lot 3, Plan 33M-239; Parts 1, 2 & 4 on Plan 33R-19904 (3.5 Acres)
Name, Address, Postal Code of Purchaser:	1666042 Ontario Inc. 2065 Piper Lane, London, Ontario, N5V 3S5
Local Company: Yes No	
Intended Use of Building - (Describe):	Specializing in the design and manufacturing of automated machinery, assembly tooling as well as general machine shop services (No stamping)
Major Industrial Classification of User:	Manufacturing and Assembly
List of Products Manufactured/Handled:	Metal, Steel, and Aluminium
Number of Employees Anticipated:	18 - 20 (Full Time)
Number of Square Feet of Building Proposed:	23,000 sq. ft.
Number of Square Feet in Property Purchase:	152,460 sq. ft.
Proposed Building Coverage as % of Lot Area:	15 percent (15%)
Mandatory Building Coverage Starting 1st Year:	15 percent (15%)
Future Building(s) Proposed (if any) Details:	None
Proposed Building Material for this Project:	TBD
Development of the Lot will be subject to:	Site Plan & Architectural Control
Proposed Commencement Date of Construction:	One Year from Date of Deed
Mandatory Commencement Date of Construction:	One Year from Date of Deed
Purchaser's Lawyer - Name, and Address:	Brent Picard Szemenyei MacKenzie Group 376 Richmond St. London, ON N6A 3C7
Telephone:	519-433-8155 ext. 317
Purchaser's Executive Completing this Form: Jason Huffman Owner, 1666042 Ontario Inc.	 (signature) I have authority to bind the Corporation

Ed Holder, Mayor

Catharine Saunders, City Clerk

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

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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.

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

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CLASS 2 SALE

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

CLASS 3 SALE

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

GENERAL

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

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

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SCHEDULE "C"
Plan 33R - 19904



APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

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SCHEDULE "D"

ADDITIONAL TERMS AND CONDITIONS

Paramountcy of Schedule "D"

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

Assignment of Agreement

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

Requirement for Sewage Sampling Manholes

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

Development Agreement

The Purchaser acknowledges that prior to the issuance of a Development Agreement, the Purchaser shall be subject to site plan and permitting process which may include but not be limited to an approval for the location of an entrance to the site, urban design, granting municipal easements and working easements, satisfying servicing requirements, obtaining approvals and satisfying requirements by Upper Thames Conservation Authority, (UTRCA), Ministry of Environment and Climate Change (MOECC), and any other approvals deemed necessary by the City. As part of the Purchaser's due diligence, the Purchaser shall satisfy itself at its sole risk and cost as to the total developable area available on the property.

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.

Municipal Services and Roadway Easement

The Purchaser agrees to transfer to the Vendor a municipal services easement, for nominal consideration, over the portion of lands described as Part 4 in Plan 33R – 19904 which is shown highlighted in yellow on the plan attached hereto as Schedule "C" and will be mutually acceptable to both parties. This condition shall survive and not merge on the completion of this transaction.

Trafalgar Industrial Park Subdivision Agreement Conditions

In accordance with the Trafalgar Industrial Park Phase III Subdivision Agreement, the Purchaser acknowledges and agrees that (a) open storage, loading areas and truck idling and parking areas will not be located in yards that abut residential lands. Outdoor area devoted to employee parking are not subject to this requirement (b) Purchaser will assume responsibility, in perpetuity, for the maintenance of the wooden privacy fence along their easterly boundary (the "Fence") (c) the Purchaser will maintain, in perpetuity, a 50 foot buffer zone which includes the Fence, existing landscaping and tree plantings (which collectively is referred to as the "Buffer") from the abutting residential lands. No development is permitted within the Buffer. The Buffer is approximately 0.55 acres and shown highlighted in green in schedule "E".

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

PAGE 9

Notwithstanding this provision above, the Purchaser shall be subject to the standard site plan and permitting process by the City which may include, but not limited to, approvals through UTRCA, MOECC, and other approval deemed necessary and zoning regulations. The Purchaser acknowledges and agrees to accept the property "as is".

Archaeological Study

The Vendor agrees to complete, at the Vendor's expense, a Stage I/II Archaeological Report (if required) for the Property. This condition shall survive and not merge on the completion of this transaction.

APPENDIX "C" Cont'd
AGREEMENT OF PURCHASE AND SALE

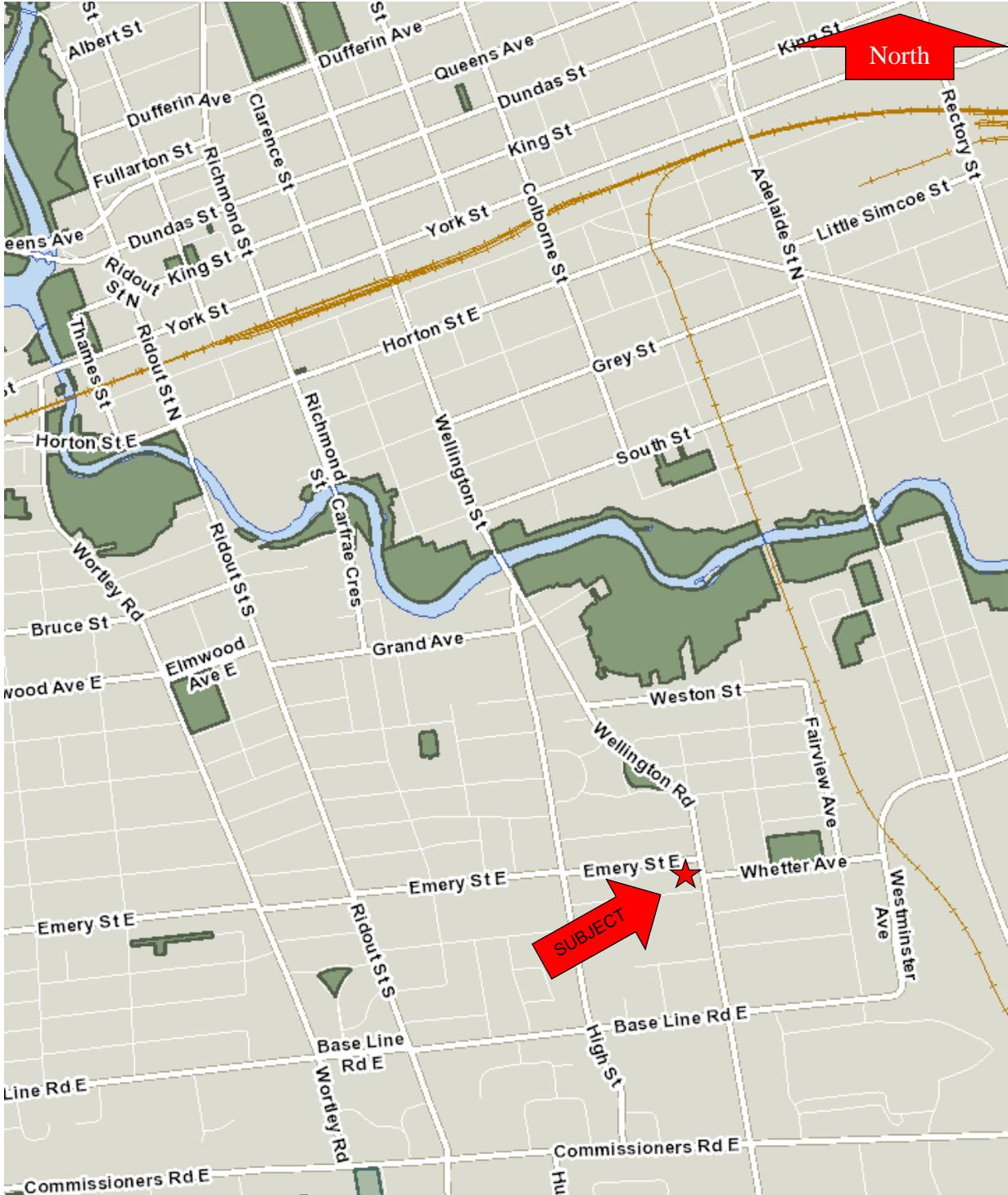
AGREEMENT OF PURCHASE AND SALE
CORPORATION OF THE CITY OF LONDON

PAGE

Schedule "E"
Location Map Showing Buffer



Location Map



APPENDIX "A"
CONFIDENTIAL - Released in Public

#19139

Chair and Members
Corporate Services Committee

September 24, 2019
(Property Acquisition)

RE: Property Acquisition - Wellington Gateway Project
(Subledger LD180003)
Capital Project TS1430-1 - RT1: Wellington Rd - Bradley Ave to Horton St. South Leg Widening
275 Wellington Road

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

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

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
Engineering	\$2,823,899	\$2,231,973		\$591,926
Land Acquisition	7,840,500	2,703,910	375,199	4,761,391
Construction	204,004	76,330		127,674
Relocate Utilities	2,000,000	2,248		1,997,752
City Related Expenses	1,092,829	683,726		409,103
NET ESTIMATED EXPENDITURES	<u>\$13,961,232</u>	<u>\$5,698,187</u>	<u>\$375,199</u> 1)	<u>\$7,887,846</u>
<u>SOURCE OF FINANCING</u>				
Capital Levy	\$441,032	\$402,803	\$32,682	\$5,547
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 4,746,100	4,221,507	342,517	182,076
PTIF (Public Transit Infrastructure Fund)	5,137,891	1,073,877		4,064,014
Senior Government	3,636,209			3,636,209
TOTAL FINANCING	<u>\$13,961,232</u>	<u>\$5,698,187</u>	<u>\$375,199</u>	<u>\$7,887,846</u>

1) Financial Note:

Purchase Cost	\$365,000
Add: Land Transfer Tax	3,775
Add: HST @13%	47,450
Less: HST Rebate	(41,026)
Total Purchase Cost	<u>\$375,199</u>

2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2019.

ms

Jason Davies
Manager of Financial Planning & Policy

From: Evan Clapp
Sent: Tuesday, October 08, 2019 11:54 AM
To: CPSC <cpsc@london.ca>
Subject: [EXTERNAL] Naming the East Community Centre

My name is Evan Clapp and I live on Graydon St, a short walk from the East Community Centre.

I am proposing the following names:

- Argyle Circle
- The Wavell People Place

Thank you!

Community and Protective Services Committee

Report

11th Meeting of the Community and Protective Services Committee
October 8, 2019

PRESENT: Councillors M. Cassidy (Chair), S. Lewis, M. Salih, E. Pelozza, S. Hillier

ABSENT: Mayor E. Holder

ALSO PRESENT: Councillor A. Hopkins; J. Bunn, C. Cooper, S. Datars Bere, S. King, N. Musicco, M. Ribera, M. Schulthess, S. Stafford, J. Tansley, D. Turner

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.4 BE APPROVED.

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

Motion Passed (5 to 0)

2.1 8th Report of the London Housing Advisory Committee

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

That the following actions be taken with respect to the 8th Report of the London Housing Advisory Committee, from its meeting held on September 11, 2019:

- a) the Civic Administration BE INVITED to attend a future London Housing Advisory Committee meeting to provide orientations including, but not limited to, By-law Enforcement, Inclusionary Zoning, the coordination of service areas and the tools available to the municipality, relating to housing and affordable housing;
- b) the Civic Administration BE REQUESTED to ask the applicant to consider adding affordable housing units in the proposed development of the property located at 1674 Hyde Park Road; it being noted that the London Housing Advisory Committee reviewed and received a Notice of Application for a Zoning By-law Amendment for the subject property from B. Debbert, Senior Planner; and,
- c) clauses 1.1, 3.1, 5.1 and 5.2 BE RECEIVED.

Motion Passed

2.2 6th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

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

That the 6th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on September 19, 2019, BE RECEIVED.

Motion Passed

2.3 8th Report of the Animal Welfare Advisory Committee

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

That the following actions be taken with respect to the 8th Report of the Animal Welfare Advisory Committee, from its meeting held on September 5, 2019:

a) the following actions be taken with respect to the Municipal Council resolution adopted at its meeting held on August 27, 2019 with respect to the 8th Report of the Environmental and Ecological Planning Advisory Committee:

i) the proposed, revised "You, Your Dog and Environmentally Significant Areas" brochure BE PROVIDED to the Environmental and Ecological Planning Advisory Committee for consideration; and,

ii) the Environmental and Ecological Planning Advisory Committee BE ADVISED that the current Animal Welfare Advisory Committee membership is unaware of any previous request for distribution of the "Is Your Cat Safe Outdoors?" brochure;

b) clauses 1.1, 3.1, 4.1, 5.1 and 5.2, BE RECEIVED.

Motion Passed

2.4 9th Report of the Accessibility Advisory Committee

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

That the following actions be taken with respect to the 9th Report of the Accessibility Advisory Committee, from its meeting held on September 26, 2019:

a) the Civic Administration BE ADVISED that G. LaHay will be the Accessibility Advisory Committee representative at the Community Diversity and Inclusion Strategy (CDIS) Leadership Table; it being noted that the ~~attached~~ presentation from K. Koltun, Research Intern, with respect to a CDIS update was received; and,

b) clauses 1.1, 2.2, 2.3, 3.1 to 3.3, 4.1, 5.1 and 5.2 BE RECEIVED.

Motion Passed

2.5 Income-Related Subsidized Public Transit Program for Individuals 18 Years of Age and Over Evaluation

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

That, on the recommendation of the Deputy City Manager and Acting Managing Director, Neighbourhood, Children and Fire Services, the staff report dated October 8, 2019, with respect to an evaluation of an Income-Related Subsidized Public Transit Program for Individuals 18 Years of Age and Over, BE RECEIVED. (2019-T10)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.6 Choose London - Innovative, Vibrant and Global - London's Newcomer Strategy - Year One Update

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

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated October 8, 2019, with respect to a year one update on Choose London – Innovative and Global: London's Newcomer Strategy, BE RECEIVED. (2019-S11)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.7 Core Area Informed Response and Resting Spaces Update

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

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated October 8, 2019, with respect to an update on Core Area Informed Response and Resting Spaces, BE RECEIVED. (2019-S14)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Public Participation Meeting - Request for Input Regarding the Proposed Name of the "Community Centre on Wavell" - 1731 Churchill Avenue

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

That the name "East Lions Community Centre" BE APPROVED for the new east community centre located at 1731 Churchill Avenue; it being noted that the proposed name is in compliance with Council-approved naming preferences;

it being further noted that the Community and Protective Services Committee reviewed and received the following communications with respect to this matter:

- M. Juszczynski;
- S. Maracle;
- R. McElmon;
- C. Wyatt;
- J. Brooks;
- L. McCardle;
- R. Cochrane;
- E. de Koning;
- R. Graham;
- L. Campbell;
- G. Genereaux;
- C. Hunter;
- K. Bujold;
- N. Wright;
- R. and L. Cassidy;
- J. Dobravec;
- D. Deschenes-McKay;
- A. Walls;
- Kimberly;
- Councillor S. Lewis; and,

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter. (2019-S12)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Voting Record:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Salih

Seconded by: S. Hillier

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

4.1 6th Report of the Community Safety and Crime Prevention Advisory Committee

Moved by: E. Pelozza

Seconded by: S. Lewis

That the following actions be taken with respect to the 6th Report of the Community Safety and Crime Prevention Advisory Committee (CSCP), from its meeting held on September 26, 2019:

- a) clause 5.2 BE REFERRED back to the CSCP for further clarification of the information being requested;
- b) that representatives of the London Police Services and Corporate Security BE INVITED to attend a future meeting of the CSCP to discuss current statistics that are available; and,
- c) clauses 1.1, 2.1 to 2.3, 3.1 to 3.3 and 5.1 BE RECEIVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.2 Short Term Accommodations - Councillor A. Hopkins

Moved by: E. Pelozza

Seconded by: S. Lewis

That the Civic Administration BE REQUESTED to report back to the Community and Protective Services Committee with respect to potential regulatory options that could be put in place to address short term rental accommodations in London; it being noted that the communication dated September 26, 2019, from Councillor A. Hopkins, was received with respect to this matter. (2019-D02)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: M. Salih

Seconded by: S. Hillier

That the Deferred Matters List for the Community and Protective Services Committee, as at September 30, 2019, BE RECEIVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Confidential

Moved by: S. Hillier

Seconded by: E. Pelozza

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

6.1 Personal Matters / Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List.

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

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

Motion Passed (4 to 0)

The Community and Protective Services Committee convened, In Closed Session, from 4:03 PM to 4:05 PM.

7. Adjournment

The meeting adjourned at 5:21 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

- 3.1 Request for Input Regarding the Proposed Name of the “Community Centre on Wavell” – 1731 Churchill Avenue
- B. McLaughlin, London East Lions Club – See the attached submission.

Tuesday October 8, 2019

Good afternoon,

My name is Bill McLaughlin. I am the secretary of the London East Lions Club. I would like to speak in favour of keeping the East Lions name associated with the new Community Centre to be located at 1731 Churchill Ave or better known currently as East Lions Park.

Admittedly, as a member of the London East Lions Club I am somewhat biased. However, I am proud to say I have been a member of this club for 27 years. I remember as a new Lion we would hold executive meetings at the East Lions Artisan Centre building that was previously located at East Lions Park. Last year our club participated once again in the adapt-a-park clean up day working around the construction site.

Lions Clubs International is the largest service club organization in the world with service clubs in 182 countries with over 1.45 million members in total.

The London East Lions chartered as a club in May 1951. The group consisted of local residents and business leaders in the community coming together to form a service club. Their first major project was to build a park. The members at the time bought the land (using their own homes and businesses as collateral for the mortgage) and built it with their own sweat and hard work. In 1951 members held work parties to clear the land for a playground and a baseball diamond with backstop. In 1953 they added a swimming pool, which they also built. Throughout this period, they also continued to maintain the park. From 1962 - 1964, the club contributed towards additional park equipment and the building of a pool house and auditorium. Without that vision, execution and ongoing commitment, there may not be a park there today and a convenient area of land which the city already owns (gifted to them by the London East Lions) on which to build this exciting new community centre.

I had the opportunity to attend a town hall meeting last week for residents in Ward 2. The things I took away from that meeting when the community centre discussion came up confirmed what I already suspected and yet still surprised me in a sense.

East Lions Park is already a well know established location in the community that people relate to. In practical terms, I get the sense many residents in the area either already do or will refer to the new building as East Lions Community Centre or East Lions Park.

It was also heartwarming to see at the town hall that residents of the community felt a connection to the Park and favoured the East Lions name. An individual stood up (not a Lions member) and gave a brief statement, relating some of the general history of the park I mentioned earlier and recognized the Lions involvement while speaking in favour of the East Lions name. This brought a round of applause from the audience. It made me very proud and I could not help but think of how proud the clubs founding members would be to know that their park continues to have an impact on the community even today and how it will evolve with this exciting new transformation to have an even greater impact in the near future.

An October 3rd CTV news article quotes the Ward 2 councillor who conducted an online poll as saying, "The top name, far and away, is East Lions Community Centre.

From the day we learned that East Lions Park would undergo major changes both to the park and include the building of a new Community Centre, we have greeted the news with enthusiasm and eagerness to sit down with the City of London and discuss our continued involvement. We are currently discussing sponsorship opportunities with programing as well as physical upgrades to the Park with Chris Kubinski and Alana Brant. We look forward to finalizing those agreements in the near future.

It is my personal hope and the hope of the London East Lions Club, which I represent, here today and I think the opinion of members of the community that the East Lions name remain prominent in the name of this exciting new community centre located at our park.

Thank you for your time and consideration.

Corporate Services Committee

Report

19th Meeting of the Corporate Services Committee
October 8, 2019

PRESENT: Councillors J. Morgan (Chair), J. Helmer, P. Van Meerbergen, A. Kayabaga, S. Hillier, Mayor E. Holder

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, I. Collins, B. Coxhead, A. Hagan, L. Livingstone, K. Murray, M. Ribera, C. Saunders, B. Warner and B. Westlake-Power.

The meeting is called to order at 12:32 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Kayabaga

Seconded by: S. Hillier

That items 2.1 and 2.2 BE APPROVED.

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

Motion Passed (6 to 0)

2.1 City of London's Credit Rating

Moved by: A. Kayabaga

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the City of London's Credit Rating Report, providing a summary of Moody's Investors Service Credit Opinion of the City of London, BE RECEIVED for information.

Motion Passed

2.2 Report from the Association of Municipalities of Ontario (AMO) Annual Conference - Ottawa, ON, August 17-21, 2019

Moved by: A. Kayabaga

Seconded by: S. Hillier

That the communication dated September 24, 2019, from Councillor A. Hopkins, regarding the Association of Municipalities of Ontario (AMO) Board meeting held August 17-21, 2019 in Ottawa, Ontario BE RECEIVED for information.

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

4.1 Council Policy - Mayor New Year's Honour List Policy

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

That the proposed by-law as appended to the staff report dated October 8, 2019, BE INTRODUCED at the Municipal Council Meeting to be held on October 15, 2019, to amend By-law No. CPOL.-18-214, as amended, being "Mayor's New Year's Honour List Policy" to add a new category of nomination, being "Distinguished Londoner" to be selected by the Mayor.

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 Issuance of Proclamation Policy

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

That the Civic Administration BE DIRECTED to review and report back to the Corporate Services Committee with respect to the City of London Issuance of Proclamation Policy, specifically in terms of acknowledging nationally recognized proclamations.

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

Motion Passed (6 to 0)

6. Confidential (Enclosed for Members only.)

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

That the Corporate Services Committee convene, In Closed Session, for consideration of the following:

6.1 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.

6.2 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 (ADDED) 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 (ADDED) Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, including municipal employees.

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

Motion Passed (6 to 0)

The Corporate Services Committee convenes, In Closed Session, from 12:55 PM to 1:34 PM.

7. Adjournment

The meeting adjourned at 1:34 PM.

Planning and Environment Committee

Report

The 17th Meeting of the Planning and Environment Committee
October 7, 2019

PRESENT: Councillors A. Hopkins (Chair), J. Helmer, M. Cassidy, P. Squire, S. Turner

ABSENT: Mayor E. Holder

ALSO PRESENT: Councillor A. Kayabaga; I. Abushehada, J. Adema, G. Barrett, B. Debbert, M. Elmadhoon, M. Feldberg, J.M. Fleming, M. Knieriem, G. Kotsifas, J. Lee, H. Lysynski, H. McNeely, B. Morin, L. Mottram, B. O'Hagan, L. Pompilli, M. Ribera, C. Saunders, M. Tomazincic, D. Turner and P. Yeoman

The meeting was called to order at 4:01 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1, 2.2, 2.4, 2.5 and 2.7, BE APPROVED.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 2nd Report of the Agricultural Advisory Committee

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

That the 2nd Report of the Agricultural Advisory Committee, from its meeting held on September 18, 2019, BE RECEIVED for information.

Motion Passed

2.2 Provincial Policy Statement (PPS) 2019 Review

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 proposed policies under the Provincial Policy Statement:

a) the staff report dated October 7, 2019 entitled "Provincial Policy Statement (PPS) 2019 Review" BE RECEIVED for information;

b) the Province BE ADVISED that several of the proposed changes are contrary to Municipal Council's Climate Emergency Declaration; and,

c) the above-noted staff report BE FORWARDED to the Ministry of Municipal Affairs and Housing for consideration in response to the Environmental Registry of Ontario (ERO) posting of the proposed policies by the commenting deadline of October 21, 2019. (2019-S11)

Motion Passed

2.4 Application - Eagle Ridge Subdivision - Phase 2 - 810 Westdel Bourne - Removal of Holding Provisions (H-9112)

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

That, on the recommendation of the Director, Development Services, based on the application by West Kains Land Corp. and Liahn Farms Ltd., relating to lands located at 810 Westdel Bourne, known as Eagle Ridge Subdivision – Phase 2, the proposed by-law appended to the staff report dated October 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 (h•R1-4) Zone, a Holding Residential R1 (h•h-211•R1-4) Zone, a Holding Residential R1 (h•R1-8) Zone, and a Holding Residential R6 (h•h-54•h-71•R6-5) Zone TO a Residential R1 (R1-4) Zone, a Holding Residential R1 (h-211•R1-4) Zone, a Residential R1 (R1-8) Zone, and a Holding Residential R6 (h-54•h-71•R6-5) Zone to remove the h holding provisions. (2019-D09)

Motion Passed

2.5 Application - 56 High Street - Removal of Holding Provision

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

That, on the recommendation of the Director, Development Services, based on the application by 56 High Street Inc., relating to the property located at 56 High Street, the proposed by-law appended to the staff report dated October 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (h*RO2/AC5/CC1(7)) Zone TO Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (RO2/AC5/CC1(7)) Zone to remove the h holding provision. (2019-D09)

Motion Passed

2.7 Building Division Monthly Report for August 2019

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

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

Motion Passed

2.3 Application - 185 Queens Avenue Parking Lot Redevelopment (19 DOWr1)

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 property located at 185 Queens Avenue:

- a) the staff report dated October 7, 2019 entitled "185 Queens Avenue Parking Lot Redevelopment" BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to undertake a procurement process to find a potential partner to redevelop the parking lot at 185 Queens Avenue for the purposes of a mixed-use development including a municipal parking garage. (2019-T02)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.6 Masonville Transit Village Secondary Plan - Update (O-8991)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated October 7, 2019 entitled "The Corporation of the City of London Masonville Transit Village Secondary Plan - Update" BE RECEIVED for information. (2019-T03)

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

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

Motion Passed (4 to 0)

3. Scheduled Items

3.1 10th Report of the Environmental and Ecological Planning Advisory Committee

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

That, the following actions be taken with respect to the 10th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on September 19, 2019:

- a) a Working Group BE ESTABLISHED consisting of S. Heuchan, I. Mohamed, R. Doyle, S. Esan, L. Banks, S. Levin and B. Samuels, to review the draft Subject Lands Status Report for the White Oak-Dingman Secondary Plan; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received the presentation appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee from L. McDougall, Ecologist and T. Macbeth, Planner II, with respect to these matters;

b) G. Barrett, Manager, Land Use Planning and Sustainability, BE INVITED to the next meeting of the Environmental and Ecological Planning Advisory Committee (EEPAC) to discuss the differences between City-owned and privately owned Environmentally Significant Areas; it being noted that at the EEPAC reviewed and received the Environmentally Significant Areas Meeting Minutes from its meetings held on April 30, 2019 and August 20, 2019;

c) the following actions be taken with respect to the review of the Environmental Management Guidelines:

i) the Working Group comments appended to the 10th Report of the Environmental and Ecological Planning Advisory Committee with respect to the review of the Environmental Management Guidelines BE FORWARDED to the Civic Administration for consideration; and,

ii) a special Environmental and Ecological Planning Advisory Committee BE HELD on November 7, 2019 at 5:00 PM to provide further Working Group comments on these matters; and,

d) clauses 1.1, 2.1, 3.1, 3.2 and 5.1 BE RECEIVED for information.

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

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

Motion Passed (4 to 0)

3.2 Delegation - A. Morrison, Member-at-Large, Trees and Forests Advisory Committee - 9th Report of the Trees and Forests Advisory Committee

Moved by: S. Turner

Seconded by: M. Cassidy

That, the following actions be taken with respect to the 9th Report of the Trees and Forests Advisory Committee, from its meeting held on September 25, 2019:

a) clause 5.3 BE AMENDED as follows:

i) part a) BE REFERRED to the Budget review for consideration; it being noted that part a) of clause 5.3 reads as follows:

“a) the Municipal Council BE REQUESTED to continue to cover the operating budgets, at the current level or higher, for the Conservation Authorities operating within London; and”;

ii) part b) BE RECEIVED for information; it being noted that part b) of clause 5.3 reads as follows:

“b) a representative from ReForest London BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee to present their business plan for the next two years and to indicate how the Provincial funding cuts are affecting their budget;

it being noted that this funding will be necessary in keeping the City of London on track with the Urban Forest Strategy;

it being further noted that the communication from J. Kogelheide, as appended to the agenda, with respect to this matter, was received.”; and,

b) clauses 1.1, 3.1, 3.2, 5.1, 5.2 and 5.4 BE RECEIVED for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.3 Public Participation Meeting - Application - 800, 805 and 810 Chelton Road - Application for Zoning By-law Amendment (Z-9089)

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by The Ironstone Building Company Inc., relating to the lands located at 800, 805 and 810 Chelton Road, the proposed by-law appended to the staff report dated October 7, 2019 BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Community Shopping Area CSA3 Zone, Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-3•H20) Zone TO a Residential R5 (R5-7) Zone, a Residential R5 Special Provision R5-7() Zone, a Residential R9 Special Provision Bonus (R9-7()•H16•B-) Zone, and an Open Space OS5 Zone;

it being noted that the proposed Bonus Zone will be implemented through the required development agreement(s) to facilitate the development of low to mid-rise apartment buildings up to a maximum of five (5) storeys and six (6) storeys which substantially implements the vision and principles of the Chelton Road Master Plan for 800, 805 and 810 Chelton Road, and site concept plans as outlined in the amending by-law appended to the staff report dated October 7, 2019, in exchange for the following facilities, services and matters:

- i) enhanced building and site design features including an active street edge along Bradley Avenue, Chelton Road, and Meadowgate Boulevard;
- ii) dedication of public open space (OS5) lands;
- iii) measures to enhance the Natural Heritage System including substantial buffer planting with native vegetation to protect adjacent natural features;
- iv) large quantities of secure bicycle parking and cycling infrastructure including indoor and outdoor storage facilities, and a multi-use pathway internal to the site providing connections to surrounding public sidewalks and pedestrian trails; and,
- v) substantial tree planting of large caliper trees to be planted along the street frontage and outdoor amenity areas;

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

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected

needs of current and future residents; and minimizes land consumption and servicing costs;

- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
- the recommended zoning amendment permits a use, form and intensity of residential development that conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Community Commercial Node and Multi-Family, High Density Residential designations;
- the recommended zoning amendment will allow for an increase in building height through a Bonus Zone which requires that developments implement the vision and principles of the Chelton Road Master Plan, and site concept plans attached to the amending by-law. The recommended Bonus Zone provides for an increased height in return for a series of bonusable features, matters and contributions that benefit the public;
- the subject development blocks are of a size and shape suitable to accommodate the proposal. The recommended zoning amendment provides appropriate regulations to control the use and intensity of the building and ensure a well-designed development with appropriate mitigation measures; and,
- the proposed uses, form, and intensity are considered appropriate and compatible with existing residential development in the surrounding neighbourhood. (2019-D09)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. Cassidy

Seconded by: P. Squire

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.4 Public Participation Meeting - Application - 1339-1347 Commissioners Road West (Z-9081/O-9082)

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Milan Starcevic, relating to the properties located at 1339 – 1347 Commissioners Road West:

- a) the proposed by-law appended to the staff report dated October 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend the Official Plan for the City of London Planning Area – 1989 by ADDING a policy to Section 3.5. – Policies for Specific Residential Areas to recognize the permitted uses of the Neighbourhoods Place Type in The London Plan at this location;
- b) the attached proposed revised by-law BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R1/Residential R5 (R1-9/R5-3) Zone TO a Residential R8 Bonus (R8-4*B-_) Zone and Holding (h-5) Zone to ensure that development takes a form compatible with the adjacent land uses, agreement shall be entered into following site plan review specifying the issues allowed for under section 41 of the *Planning Act, R.S.O. 1990, c.P. 13*, prior to the removal of the h-5 symbol;
- c) the Approval Authority BE ADVISED 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 mitigation of potential impacts on the townhouse development at 1337 Commissioners Road West:
 - i) photometric analysis to manage lighting impacts on adjacent developments;
 - ii) a noise study to evaluate and mitigate noise impacts related to the parking ramp and underground parking garage on the adjacent development at 1337 Commissioners Road West;
 - iii) enhanced provision of boundary landscaping along the east and north property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;
 - iv) the protection and preservation of trees along the northerly boundary (both shared and within the boundary vegetation) of the subject property, with the exception of invasive species or hazard trees; and,
 - v) privacy trees be used for replacement trees;

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 to the Official Plan and Zoning By-law Z.-1 are consistent with the 2014 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Policies for Specific Residential Areas which allow Council to address development

opportunities through specific policies that provide additional guidance to the general Multi-family, Medium Density Residential policies;

- the recommended amendment conforms to the in-force policies of The London Plan including, but not limited to the policies of the Neighbourhoods Place Type which contemplate low-rise apartment buildings with a maximum height of 4 storeys with the potential for up to 6 storeys with Type 2 bonusing where the property has frontage on a Civic Boulevard;
- the subject lands represent an appropriate location for residential intensification, along a higher-order street within an existing neighbourhood, and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment would help to achieve the vision of The Neighbourhoods Place Type by providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities; and,
- the recommended increases in height and density are commensurate with the value conferred by the recommended bonus provision for design and affordable housing. (2019-D09)

Additional Votes:

Moved by: A. Hopkins

Seconded by: J. Helmer

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Milan Starcevic, relating to the properties located at 1339 – 1347 Commissioners Road West:

- a) the proposed by-law appended to the staff report dated October 7, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend the Official Plan for the City of London Planning Area – 1989 by ADDING a policy to Section 3.5. – Policies for Specific Residential Areas to recognize the permitted uses of the Neighbourhoods Place Type in The London Plan at this location;
- b) the attached proposed revised by-law BE INTRODUCED at the Municipal Council meeting to be held on October 15, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R1/Residential R5 (R1-9/R5-3) Zone TO a Residential R8 Bonus (R8-4*B-_) Zone and Holding (h-5) Zone to ensure that development takes a form compatible with the adjacent land uses, agreement shall be entered into following site plan review specifying the issues allowed for under section 41 of the *Planning Act, R.S.O. 1990, c.P. 13*, prior to the removal of the h-5 symbol;

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 to the Official Plan and Zoning By-law Z.-1 are consistent with the 2014 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and

opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;

- the recommended amendment conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Policies for Specific Residential Areas which allow Council to address development opportunities through specific policies that provide additional guidance to the general Multi-family, Medium Density Residential policies;
- the recommended amendment conforms to the in-force policies of The London Plan including, but not limited to the policies of the Neighbourhoods Place Type which contemplate low-rise apartment buildings with a maximum height of 4 storeys with the potential for up to 6 storeys with Type 2 bonusing where the property has frontage on a Civic Boulevard;
- the subject lands represent an appropriate location for residential intensification, along a higher-order street within an existing neighbourhood, and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment would help to achieve the vision of The Neighbourhoods Place Type by providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities; and,
- the recommended increases in height and density are commensurate with the value conferred by the recommended bonus provision for design and affordable housing. (2019-D09)

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

Nays: (1): M. Cassidy

Absent: (1): E. Holder

Motion Passed (4 to 1)

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

Motion to approve part c) i) to iii), inclusive, which reads as follows:

c) IT BEING NOTED 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 mitigation of potential impacts on the townhouse development at 1337 Commissioners Road West:

- i) photometric analysis to manage lighting impacts on adjacent developments;
- ii) a noise study to evaluate and mitigate noise impacts related to the parking ramp and underground parking garage on the adjacent development at 1337 Commissioners Road West;
- iii) enhanced provision of boundary landscaping along the east and north property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to approve part c), iv) and v) to include the following matters during site plan:

- iv) the protection and preservation of trees along the northerly boundary (both shared and within the boundary vegetation) of the subject property, with the exception of invasive species or hazard trees; and,
- v) privacy trees be used for replacement trees;

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

Nays: (1): S. Turner

Absent: (1): E. Holder

Motion Passed (4 to 1)

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

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

- 4.1 G. Gallacher, Chair of the Board, London Downtown Business Association - Request to Amend City By-law CP-2

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

That the City Clerk BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the proposed amendments to the London Downtown Business Association (LDBA) and MainStreet London By-law CP-2 as requested by the LDBA and MainStreet London Board of Management as outlined in the communication dated from G. Gallacher, Chair of the Board (LDBA). (2019-C12)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 7:05 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Application – 800, 805 and 810 Chelton Road (Z-9089)

- *(Councillor Stephen Turner reading through the report gives a good picture of this, the part that it does not really expand on much is the natural heritage feature that it is adjacent to; if he reads through the recommendation it seems to recommend that that buffer that is incorporated as OS5 is as a result of the bonusing so it was not anticipated in the original zone, it was added to that; there is a comment from the Upper Thames River Conservation Authority and there is a comment from Ecologist that talk about the use of the pathway through there, the Ecologist says that we have got to try to get that as close as possible out of the pathway, the Upper Thames River Conservation Authority says that it cannot be in the buffer, but he would imagine that is something that gets reconciled a little bit further to the stage; would staff be able to say what the width of the buffer is.);* Mr. L. Mottram, Senior Planner responding that he thinks that the width is around twenty metres, twenty-five metres approximately.
- *(Councillor Anna Hopkins following up on the Provincially Significant Wetland to the north and in particular staff had on the slide 800 and 810, Mr. L. Mottram, Senior Planner, said that there was a number of changes to that plan, the shifting of those buildings now are closer to Bradley Avenue but the parking is behind and then we have got the buffering and then the wetland and wondering if there are any concerns around the snow removal, the salt and any concerns of that going into that natural heritage feature.);* Mr. L. Mottram, Senior Planner, responding that that plan does show nine parking spaces that encroach in the buffer, they have to come out of the buffer and that they will be a revision that will be looking at as part of the site plan that comes in; the other thing is that what they want to be concerned about here is the salt and snow melt, that concept plan does show snow storage all the way along the outer rim of the parking area but adjacent to the buffer and before the Scoped Environmental Impact Statement is finalized, that those concerns are addressed, that there is a proper way of managing snow melt and that it is all drained internally to the site and not to the Provincially Significant Wetland.)
- *(Councillor Jesse Helmer asking the question now he is not necessarily expecting staff to have the answer right away but he thinks it is going to come up is questions around traffic, for these two large parcels, 800 and 805 that are currently zoned for shopping uses, do you have a sense of what the trip generation rates would be for those now because he would expect it to be pretty high compared to the residential expected trips would be with the proposed zoning.);* Mr. M. Elmadhoon, Traffic Planning Engineer, if it was a commercial site it would have been higher; he does not have the number right now but this site, the way it is now, as per the rezoning will generate around two hundred and fifty to three hundred trips during the peak hour and normally the commercial would be one and a half or two times as much based on the footage.
- Carrie O'Brien, Drewlo Holdings Inc., on behalf of the applicant – thanking staff for their work on this report; expressing support for the report.

Appendix B

Bill No. (number to be inserted by Clerk's Office)
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 1339 – 1347 Commissioners Road West.

WHEREAS Milan Starcevic has applied to rezone an area of land located at 1339 – 1347 Commissioners Road West, as shown on the map attached to this by-law, 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;

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 1339 – 1347 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1/Residential R5 (R1-9/R5-3) Zone to a Holding Residential R8 Bonus (h-5*R8-4*B-_) Zone.
- 2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

4.3) B-__ 1339 – 1347 Commissioners Road West

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum height of 5 storeys, 34 dwelling units and a maximum density of 132 units per hectare, which substantively implements the Site Plan, Landscape Plan and Elevations attached as Schedule "1" to the amending by-law, provides for affordable housing in the form of 34 dwelling units (132 units per hectare), enhanced landscaped open space and underground parking. The affordable housing component shall consist of:

- a total of 3, two-bedroom affordable rental units (two of which, at minimum, are to be accessible and located on the ground floor);
- rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy; and,
- the duration of affordability shall be set at 15 years from the point of initial occupancy of all 3 two-bedroom units.

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

- | | | | |
|----|-------------|--------------------------------------|-------------------------|
| a) | Regulations | | |
| | i) | Front Yard Depth (min) | 2.0 metres (6.56 ft.) |
| | ii) | Interior Side Yard Depth (west)(min) | 2.2 metres (7.2 ft.) |
| | iii) | Height (max) | 17.5 metres (57.41 ft.) |

iv) Density
(max)

132 units per hectare

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.

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

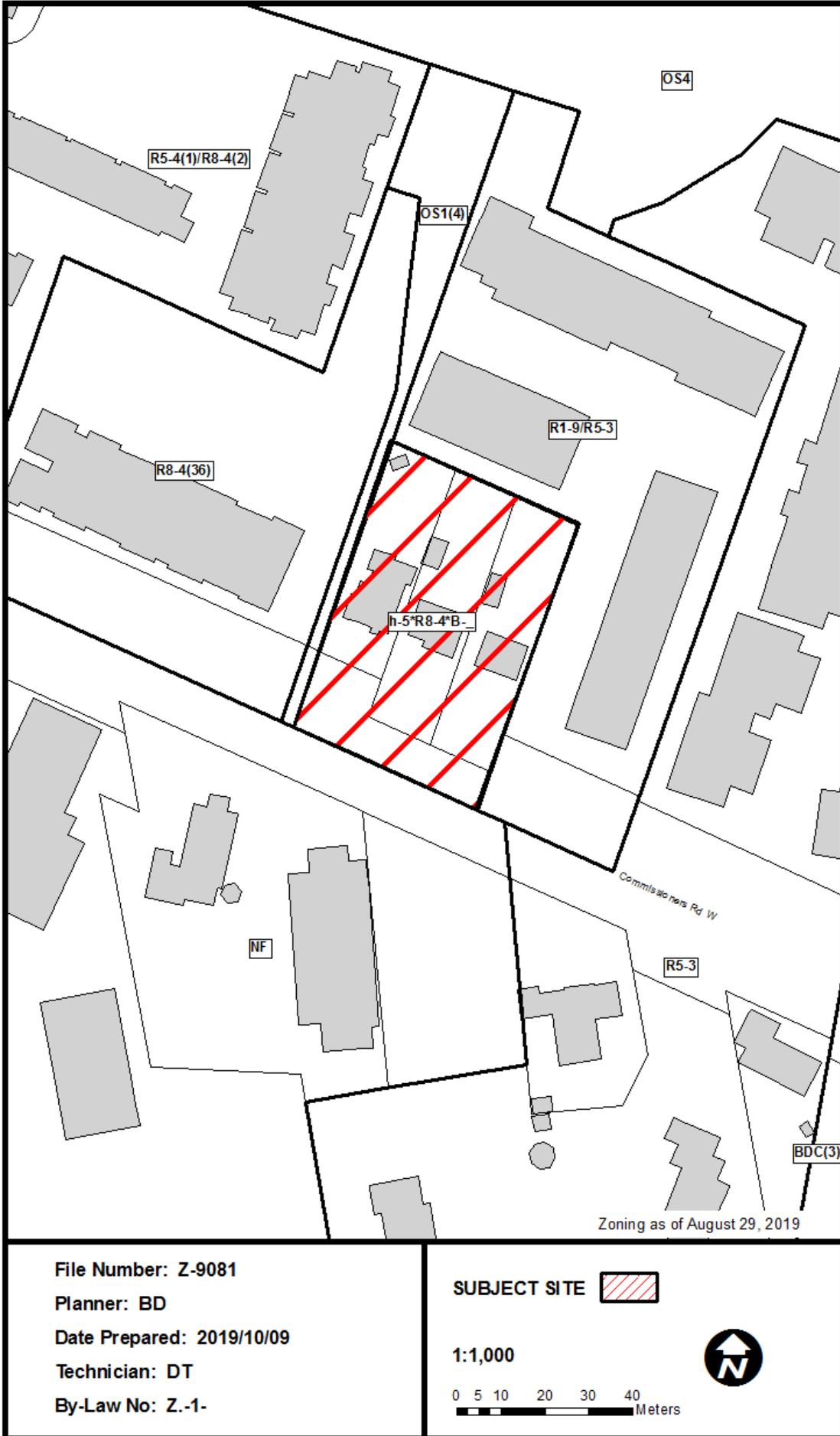
PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

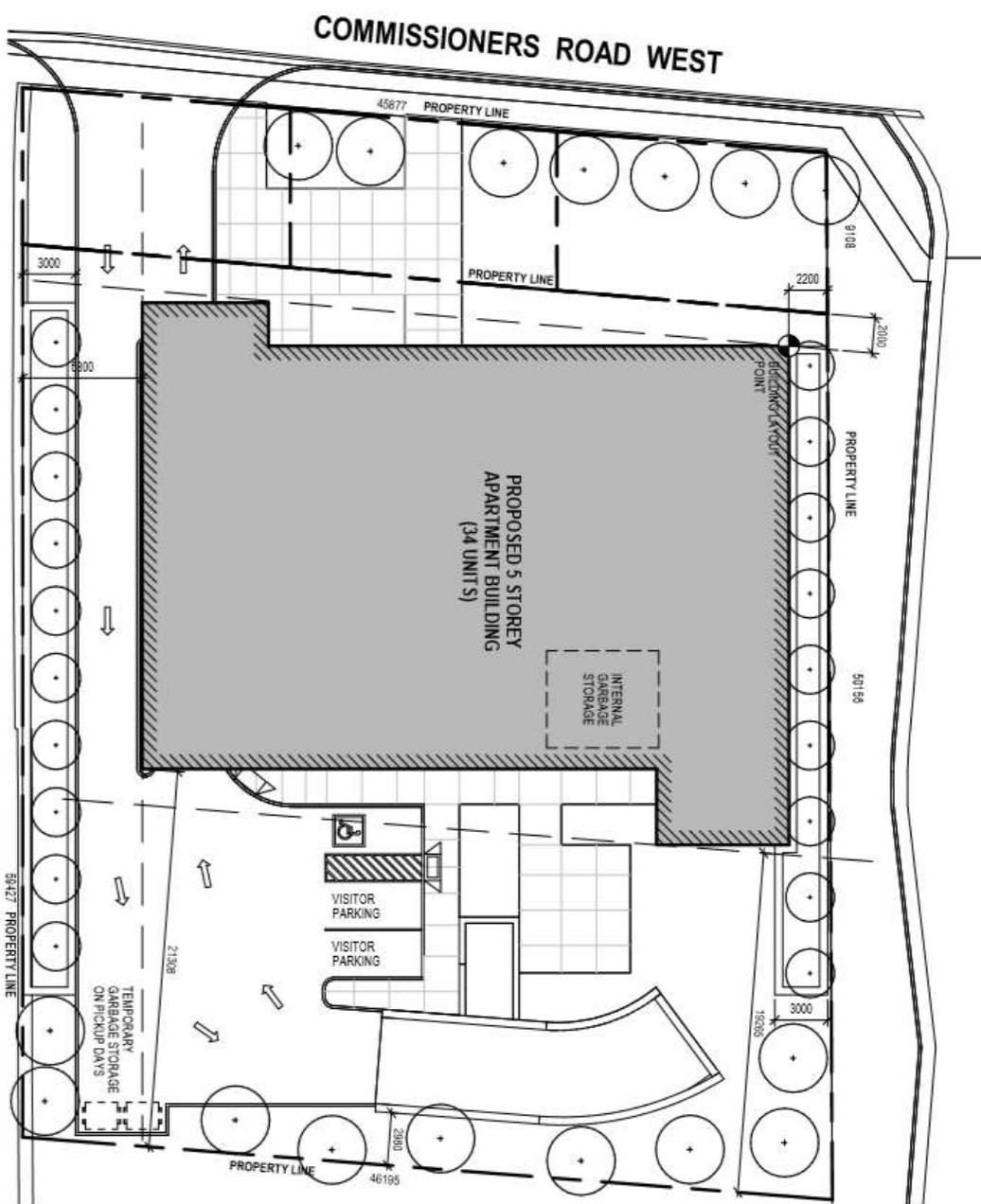
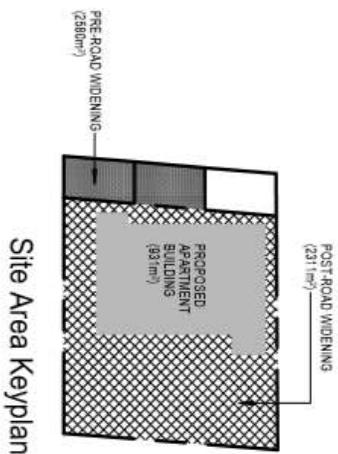
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



©2019

Schedule "1"

SITE DATA - Proposed Residential Zone (R8-1)(X)		
Proposed Zoning Residential (R8-1)	Req'd / Max / Min.	Proposed
Proposed Zoned Use	Apartment Building	Apartment Building
Lot Area	1000m ²	2311m ² (post-road widening) 2880m ² (pre-road widening)
Lot Frontage	30 m (min.)	45.8m
Lot Depth	-	50.2m
Front Yard Setback (Actual)	8m (min.)	2m
Interior Side Yard Setback (west)	0.6m (min.)	2.2m
Interior Side Yard Setback (east)	0.6m (min.)	8.8m
Rear Yard Setback	0.6m (min.)	19.3m
Building Area	-	931.0m ²
Landscape Open Space	30% (min.)	4%
Lot Coverage	40% (max.)	38%
Building Height	13m (max.)	17.5m
Density	2580 ha x 75 uph (max.) = 20 units	34 units (132 uph)
Parking	34 units x 1.25 = 43 spaces	44 underground (incl. 1 lift) 3 surface visitor (incl. 1dr)

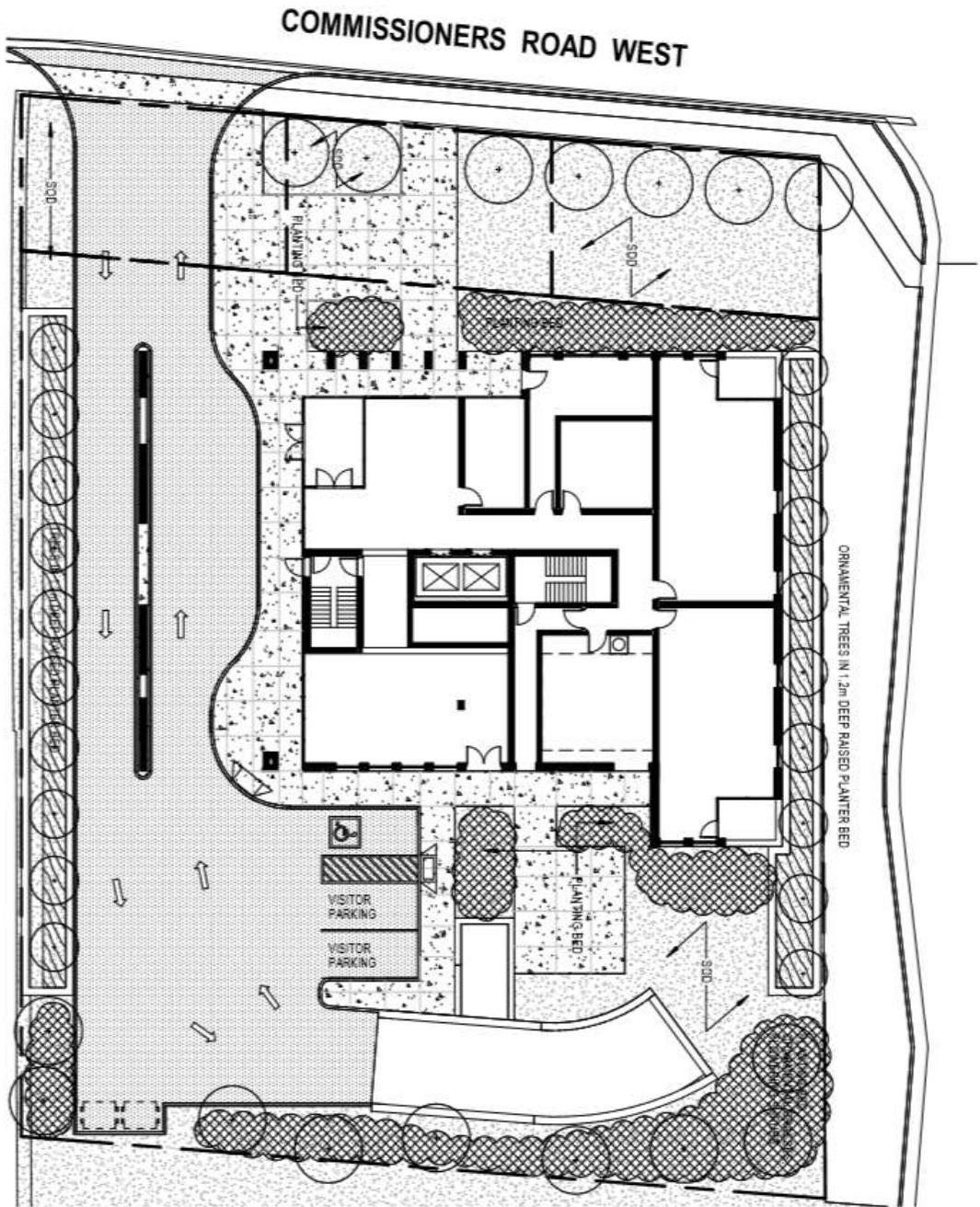


NICHOLSON SHEFFIELD ARCHITECTS INC.

SITE PLAN

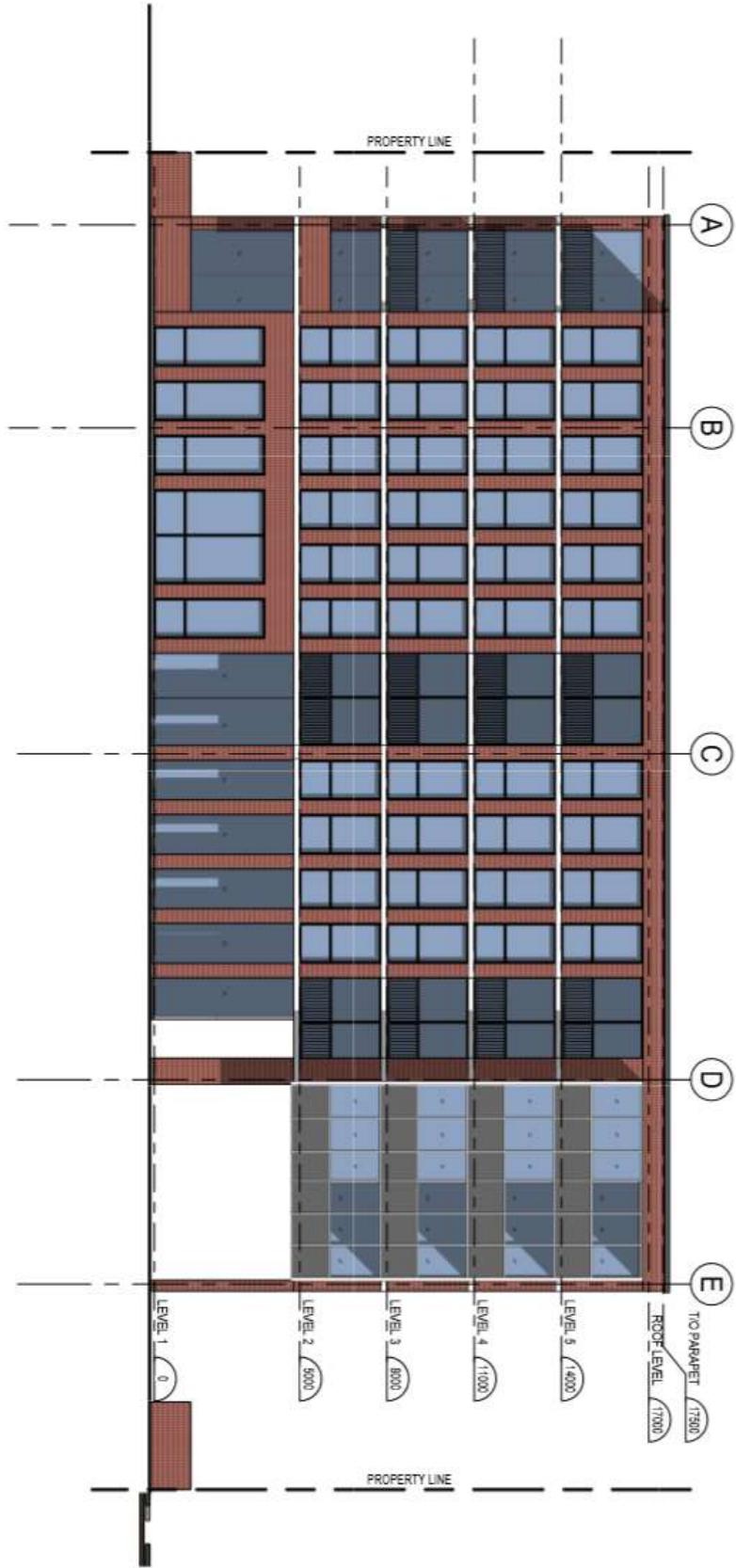
Starhomes Ltd. Commissioners Road Development

Project No.	18-52	Date	Aug 2019
Scale	As indicated	Dwg. No.	A1
Drawn By	EW		



Starhomes Ltd. Commissioners Road Development

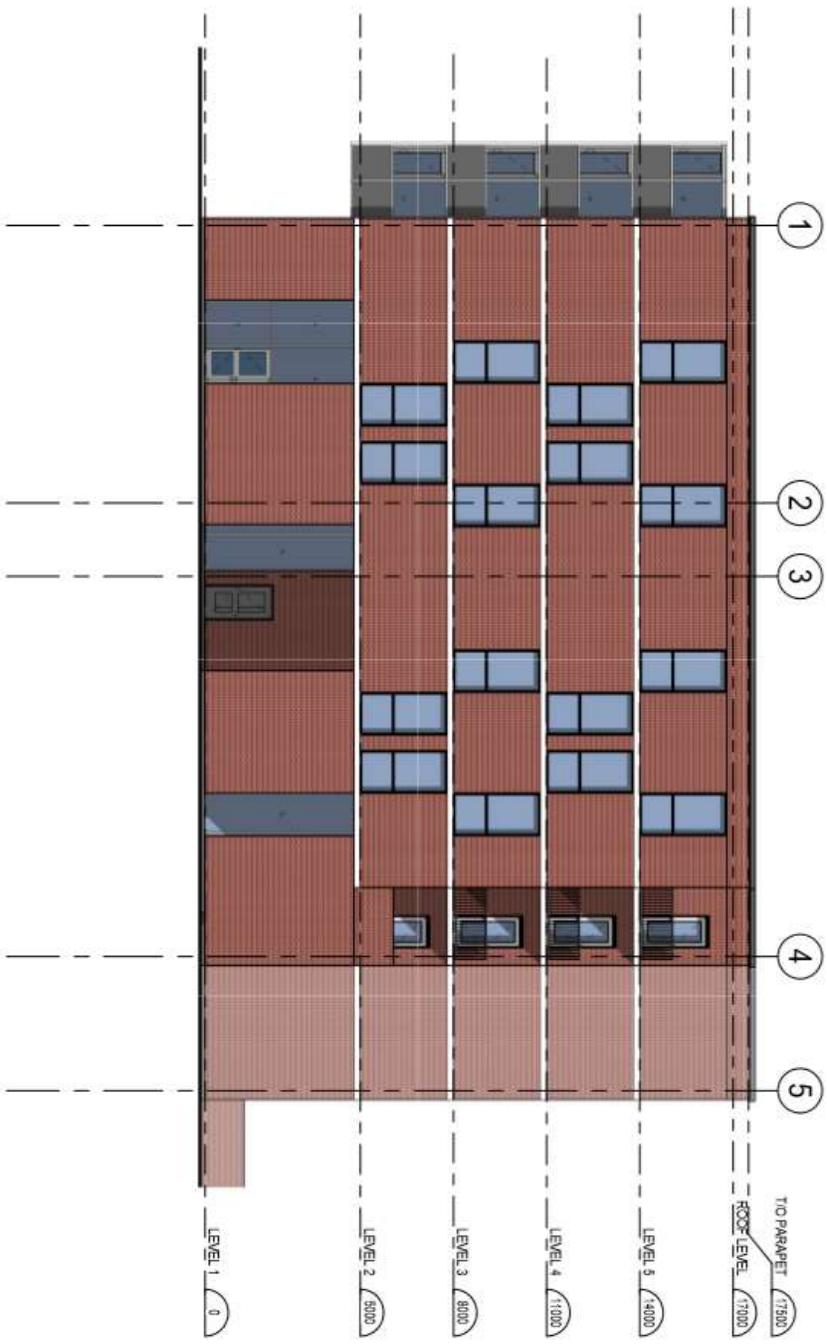
SOUTH ELEVATION



Project No.	18-52	Date	Aug 2019
Scale	1 : 150	Dwg. No.	A6
Drawn By	EW		

Starhomes Ltd. Commissioners Road Development

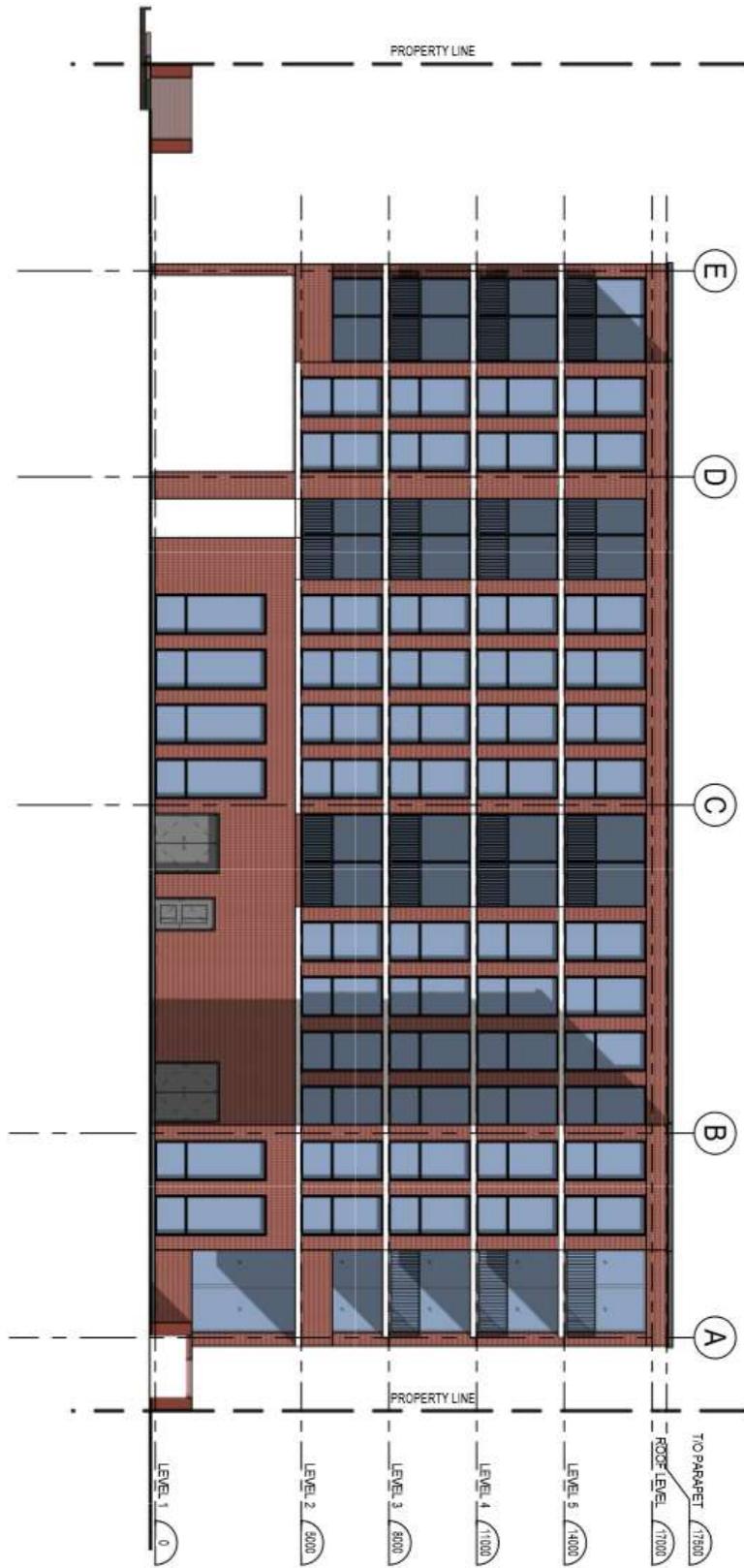
EAST ELEVATION



Project No.	18-52	Date	AUG 2019
Scale	1 : 150	Dwg. No.	A7
Drawn By	EW		

Starhomes Ltd. Commissioners Road Development

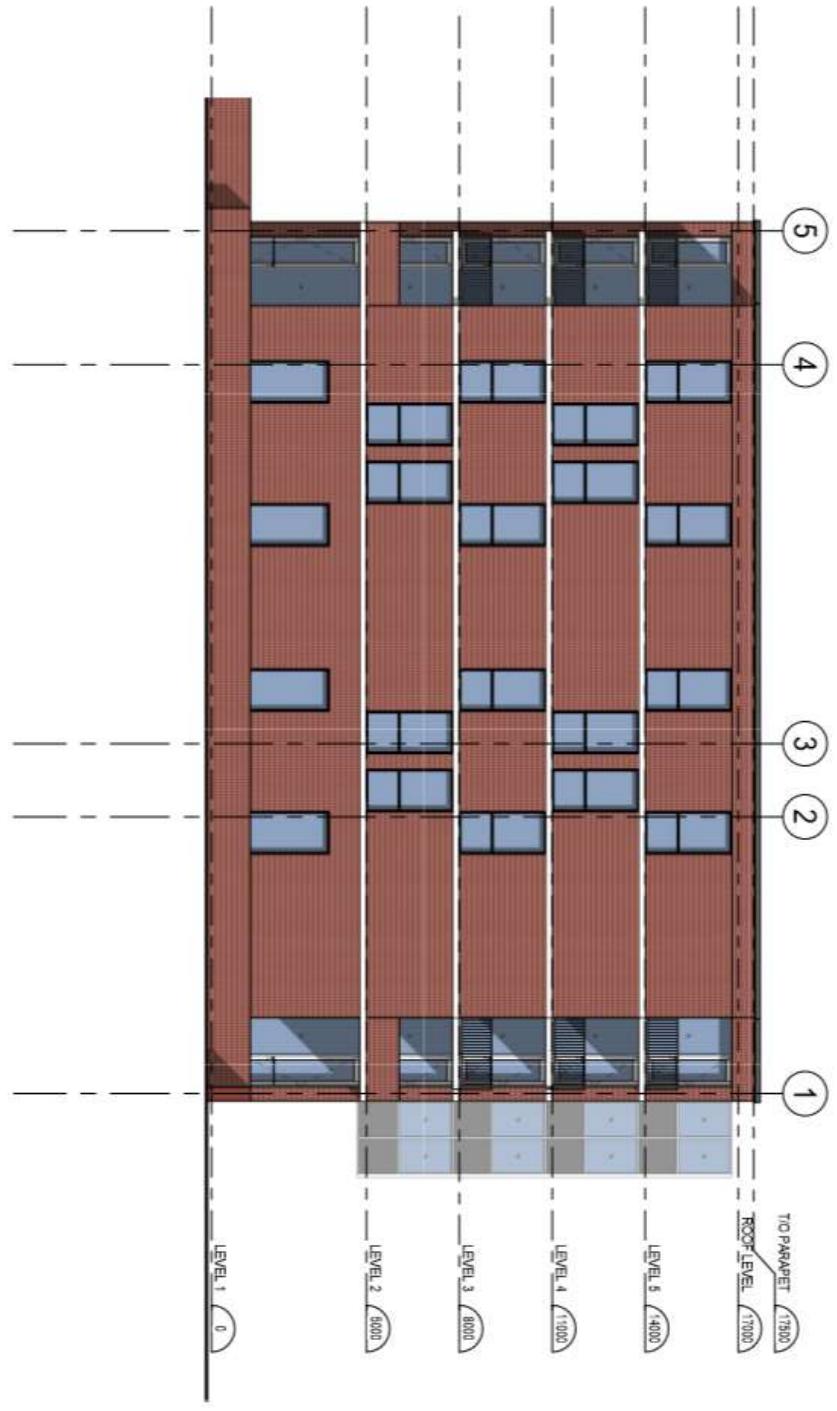
NORTH ELEVATION



Project No. 18-52	Date Aug 2019
Scale 1:150	Dwg. No. A8
Drawn By EIW	

Starhomes Ltd. Commissioners Road Development

WEST ELEVATION



Project No.	18-52	Date	Aug 2019
Scale	1 : 150	DWG No.	A9
Drawn By	EW		

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 1339-1347 Commissioners Road West (Z-9081/O-9082)

- Harry Froussios, Zelinka Priamo Limited, on behalf of the applicant – discussing tonight's application, he will not have much to say; reiterating much of what was said by staff; thanking staff for their efforts in working with their client to bring this recommendation forward this evening; thanking the neighbours who came to the public open house on June 26, 2019 and provided their comments; approval of this application will facilitate the construction of a five storey building containing thirty-four units within an area that is surrounded by both low and medium-density residential as well as institutional and commercial uses; subsequent to the open house where they heard some comments they did make some revisions which Ms. B. Debbert, Senior Planner, went through, they moved the building closer to the existing five storey building to the west to open up that east and north side of the property to allow for more opportunities for landscaping and buffering which they believe will address the comments principally that were provided by the neighbouring residents; the proposed development will be bonused for affordable housing as well as exceptional design; adding that the additional request from the Housing Development Corporation was to provide two two-bedroom units and one one-bedroom unit and their client agreed to an extra bedroom to provide the three two-bedroom units and that gesture does warrant some acknowledgement in his opinion; expressing support for the staff recommendation before the Planning and Environment Committee this evening.
- Brian Nuttall, 8-1337 Commissioners Road West – See attached presentation.

London City Planning Committee - Date: October 7, 2019

RE: Proposed Official Plan and Zoning Amendments for 1339-1347 Commissioners Rd, in the treed community known affectionately as Byron.

My name is Brian Nuttall, I am a native Londoner, 'Byronite' and Media Professor at Fanshawe College in London. It is my privilege to address the committee on behalf of the Byron Woods Community at 1337 Commissioners Rd W (Byron), adjacent to the proposed development at 1339-1347 Commissioners Rd W. We wish to express at the outset, that we are not opposed to development on this property. We appreciate the opportunity to identify (4) areas of concern, prepared with our understanding of the 1989 Official Plan, the London Plan and Zoning By-laws. **The scale of the proposed development - a 5 -storey structure, traffic safety, tree preservation and the environment, and privacy** will be addressed.

I'll begin with the building's size and quote from the application details on the Public Meeting Notice. It reads "normally, height limitations will not exceed **4- storeys** and density will generally not exceed 75 units per hectare with provision for up to 100 units per hectare with bonusing." After careful review of the design plan, we agree with the Official Plan that the proposed building is **too large for this small parcel of land**.

Point 2. Traffic safety. The proposed apartment building's entry/exit point is immediately adjacent to or parallel to the entry point to the Byron Woods community with minimal separation. A left turn lane on Commissioners Rd is already in place for Byron Wood's residents. The position of the proposed building's entrance and exit parallel to and dangerously close to the Byron Woods driveway will create a **traffic hazard**. It could become a dangerous game of 'who goes first'. The position of the building's entrance also extends to issues surrounding the turning radius for larger vehicles due to the reduction in width of the underground parking lanes on the site. I do want to acknowledge that the residents of Byron, particularly along Commissioners Rd W, and those with children attending Byron Northview – appreciate your approval of the **newly installed signal crossing**, near Stephen Street. Thank you.

.....2 RE: Proposed Official Plan and Zoning Amendments for the 1339-1347 Commissioners Rd, the treed community known affectionately as Byron.

The City of London Official Plan includes the following....'to encourage infill residential development in residential areas where existing land uses are not adversely affected', again 'where existing land uses are not adversely affected'.

This speaks to our 3rd area of concern. **Trees and the Environment.** London City Council's Strategic Policy states and I quote...'a cohesive landscape design should demonstrate how existing trees are protected and proposed landscape design integrates this project into its context with the community and adjacent 'natural' environment essential for our prosperity, sustainability and quality of life..' At this location, there are many mature trees, some I call 'big old London trees' that stand 40' feet and higher. Given the plans for the underground parking, these trees will be eliminated. The proposed design does not include plans to replace these mature trees, and in all likelihood, it wouldn't be possible.

We all understand the many benefits of trees, for their beauty, natural sound absorption, sanctuaries for birds and other natural wildlife, shade, air quality and privacy which I will expand on shortly. The current design plan for this apartment building is not only contrary to our city's initiatives vis a vis retaining our natural gems but verbiage in the **Thames Valley Corridor Plan** with recommendations that **more emphasis is needed to protect our natural heritage rather than allowing infrastructure, residential encroachment,** lack of stewardship and fragmentation to occur.

This morphs nicely into the 4th area of concern. **Privacy**. The development of a 5-storey apartment building will overlook 17 units of one-storey condominium townhomes. The condominium resident's 'open view', will be a very large building. The current screen of tall trees discussed earlier will be gone. Only a wooden fence will then separate the two properties. There really is **an essential need for natural, tall buffering**, to minimize noise and lighting spillover due to the proposed underground entry point on the other side of the fence and to maximize privacy for those in the condominiums directly to the north and east of this proposed building.

There has to be a fair balance with the quality of life for those most affected by a wholesale change to their homes' outlook and surroundings, and your mandate to create infill residences, residential or otherwise and affordable housing. We salute the city planners who have taken like comments under advisement.

To recap, our 4 areas of concern include the scale of the proposed building, traffic safety, trees and the environment and privacy.

We appreciate your time on this matter and thank you for considering these areas of concern.

Brian Nuttall, 1337 Commissioners Rd W – Unit 8

Strategic Priorities and Policy Committee

Report

19th Meeting of the Strategic Priorities and Policy Committee
September 30, 2019

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

ABSENT: Councillors M. van Holst

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, B. Coxhead, D. Purdy, J. Fleming, C. Green, S. Mathers, J. Millson, K. Murray, M. Ribera, C. Saunders, M. Schulthess, C. Smith, S. Stafford, B. Westlake-Power and R. Wilcox.

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

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor P. Van Meerbergen disclosed a pecuniary interest in item 3.1 of this Report, having to do with the Fanshawe College Innovation Village project, by indicating that he has two children attending the College.

2. Consent

2.1 Service Review Initiatives 2019 Update

Moved by: J. Morgan

Seconded by: M. Cassidy

That, on the recommendation of the City Manager and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated September 30, 2019 with respect to an update on the service review initiatives for 2019, BE RECEIVED.

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

Absent: (2): M. van Holst, and P. Van Meerbergen

Motion Passed (13 to 0)

3. Scheduled Items

3.1 Not to be heard before 4:05 PM - Fanshawe College - Innovation Capital Grants Application

Moved by: M. Salih

Seconded by: A. Kayabaga

That it BE NOTED that the Strategic Priorities and Policy Committee received the attached presentation from Peter Devlin, President, Fanshawe College, David Belford, Executive Director, Innovation Village, Jason Bates, General Manager, Excellence in Manufacturing Consortium London and Anne Marie DeCicco-Best, Executive Advisor and Government Relations, Fanshawe College with respect to the Fanshawe College Innovation Village project;

it being noted that the Strategic Priorities and Policy Committee received a

communication dated September 26, 2019 from D. Bedford, President, OPSEU Local 110, Fanshawe College Faculty Union with respect to this matter.

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

Recuse: (1): P. Van Meerbergen

Absent: (1): M. van Holst

Motion Passed (13 to 0)

3.2 Not to be heard before 4:05 PM - London Economic Development Corporation - Annual Update

Moved by: S. Hillier

Seconded by: A. Kayabaga

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from K. Lakhotia, President and CEO, and J. Crich, London Economic Development Corporation.

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

3.3 Not to be heard before 4:05 PM - London Small Business Centre - Annual Update

Moved by: S. Lewis

Seconded by: E. Pelozza

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from S. Pellarin, Executive Director, and G. Graham, London Small Business Centre.

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

3.4 Not to be heard before 4:05 PM - TechAlliance - Annual Update

Moved by: M. Cassidy

Seconded by: S. Lehman

That it BE NOTED that the Strategic Priorities and Policy Committee received the Annual Update from C. Fox, CEO, and D. Cicerelli, TechAlliance.

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

4. Items for Direction

4.1 4th Report of the Governance Working Group

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

That the following actions be taken with respect to the 4th Report of the Governance Working Group, from its meeting held on August 26, 2019:

a) the City Clerk BE DIRECTED to bring forward to the next meeting of the Governance Working Group a revised proposed Policy providing for procedures to implement an electronic voting system for the consideration of Council and public appointments to Standing Committees, Advisory Committees, Boards and Commissions for further consideration that would include the following:

i) the removal of the term “election” from the proposed Policy replace it with the term “selection process”;

ii) the requirement for candidates to be nominated for consideration of appointment at the Committee Meeting where the appointments are to be considered;

iii) the provision for batch elimination of the candidates with the lowest tied votes and those receiving no votes, where multiple candidates are to be appointed;

iv) the provision for single elimination of the lowest candidates where one candidate is to be appointed, except in circumstances where a candidate has been given no votes and in those circumstances, the candidate will be eliminated from subsequent rounds of voting, with the intent of achieving a minimum threshold of 50% plus 1 of the votes cast;

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

b) clauses 1.1 and 1.2 BE RECEIVED for information.

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

Absent: (1): M. van Holst

Motion Passed (14 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 5:29 PM.

INNOVATION VILLAGE

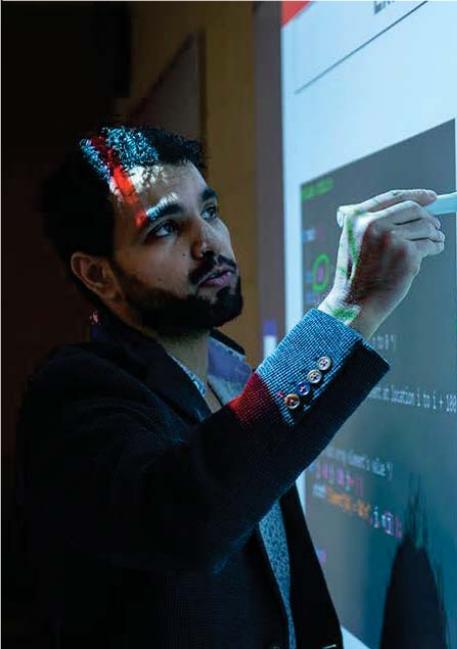
Presentation to City Council Strategic Priorities Committee

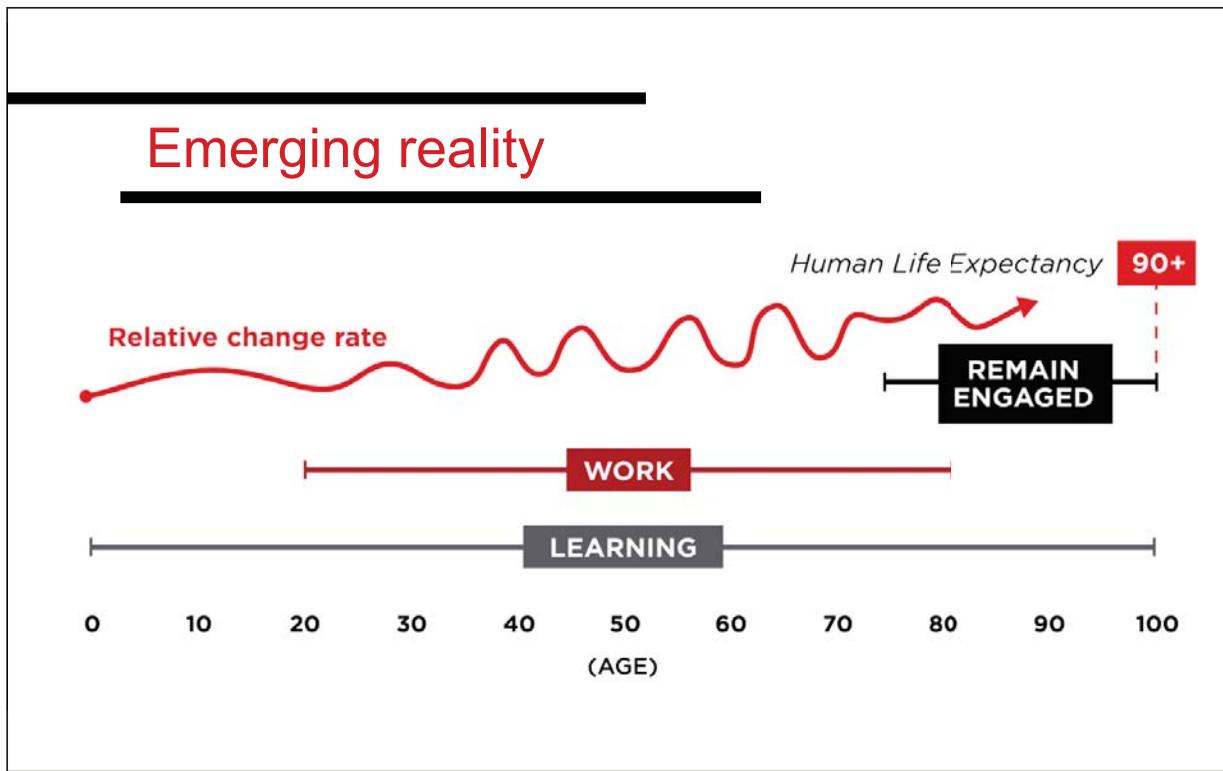
Monday, September 30, 2019



Fanshawe's future

The best way to predict the future is to invent it





Why Innovation Village?

- Support job creation by driving collaborations with private/public sectors
- Signature Innovative Learning Experience for every student to become the employees of the future
- \$58M innovation hub, 66,000 square feet over 4 years



103




City Council investment will deliver:

- Modern student and employer focused facility – centralized front door to the College
- 500 new partnerships with external employers and organizations in the first 3 years
- Provides skilled and passionate local and international graduates for the London workforce

INNOVATION
VILLAGE



Funding Partners

- Federal Government
- Provincial Government
- City of London
- Private Sector Donations
- Fanshawe Student Union
- Fanshawe College

INNOVATION
VILLAGE



London's future

The best way to
predict the future is
to invent it



Bill No. 392
2019

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 15th day of
October, 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 October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Bill No. 393
2019

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to 1339 – 1347 Commissioners Road West.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Amendment No. #
to the
Official Plan for the City of London

A. Purpose of this Amendment

The purpose of this Amendment is to add a policy in Section 3.5. of the Official Plan for the City of London Planning Area – 1989 to adopt height and density bonusing policies consistent with the Neighbourhoods Place Type to allow for height and density bonusing subject to the provision of design elements that mitigate the impacts of the additional height and density in return for the provision of facilities, services or matters that provide significant public benefit, including, but not limited to affordable housing, enhanced landscaped open space and underground parking.

B. Location of this Amendment

This Amendment applies to lands located at 1339 – 1347 Commissioners Road West in the City of London.

C. Basis of the Amendment

The recommended amendment is consistent with the PPS and the in force policies of the 1989 Official Plan and The London Plan. The recommendation provides the opportunity for residential intensification in the form of a low-rise apartment building, located along a higher-order street within an existing neighbourhood. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of the Neighbourhoods Place Type, providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities.

D. The Amendment

The Official Plan for the City of London Planning Area - 1989 is hereby amended as follows:

1. Section 3.5. – Policies for Specific Residential Areas of the Official Plan for the City of London – 1989 is amended by adding the following:

1339 – 1347 Commissioners Road West

- (*) At 1339 – 1347 Commissioners Road West, residential development for the permitted uses of the Multi-family, Medium Density Residential designation may be permitted at a minimum height of 2 storeys and a maximum height of 4 storeys, with possible bonusing of height up to 5 storeys. Density bonusing may be permitted above 75 units per hectare up to 132 units per hectare. Bonusing may be permitted provided the magnitude of the height and/or density bonus is commensurate with the provision of facilities, services or matters that provide significant public benefit. Bonusing may only be permitted where the site and building design mitigates the impacts of the additional height and/or density. The additional facilities, services or matters that are provided may include, but are not limited to, affordable housing, enhanced landscaped open space, and underground parking.

Location Map



Bill No. 394
2019

By-law No. CPOL.-18(__)-_____

A by-law to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy” to add a new category of nomination, being “Distinguished Londoner”, to be selected by the Mayor.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy”, to add a new category of nomination, being “Distinguished Londoner” to be selected by the Mayor.

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

1. Schedule “A” to By-law No. CPOL.-18-214, as amended, is hereby amended as follows:

i) by amending section 4.1 - Categories, by adding the following new part k):

“k) Distinguished Londoner (i.e., outstanding contribution to community collaboration or acts of good will by giving back to our City).”;

ii) by amending section 4.2 – Nominating Committees/Organizations, by adding the following new part k)”

“k) Distinguished Londoner - Each Council Member may submit one (1) one name to the Mayor for consideration. The Mayor may select up to four (4) individuals for recommendation to Municipal Council.”

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

PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Bill No. 396
2019

By-law No. S.-____-____

A by-law to permit Stephen Newsome to maintain and use a boulevard parking area upon the road allowance for 677 Princess Avenue, City of London.

WHEREAS Stephen Newsome (the "Owner") represents that they are the registered owners of certain lands and premises in the City of London, in the County of Middlesex, known municipally as 677 Princess Avenue, in the said City of London, County of Middlesex, and which are more particularly described in the boulevard parking agreement attached hereto as Schedule "A" (the "said lands");

AND WHEREAS the Owner Stephen Newsome has petitioned the Municipal Council of The Corporation of the City of London for permission to use a portion of the City-owned road allowance which abuts the said lands as a boulevard parking area (the "said parking area") for the purpose of parking motor vehicles;

AND WHEREAS the Municipal Council of The Corporation of the City of London has approved the entering into of a Boulevard Parking Agreement (the "said Agreement") with the Owner relating to the use of the said parking area;

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

1. The said Agreement attached hereto as Schedule "A" of this by-law is authorized and approved.
2. The Mayor and the City Clerk are authorized and directed to execute the attached Agreement on behalf of The Corporation of the City of London and to cause the seal of the Corporation to be affixed thereon.
3. The City Clerk is authorized upon the receipt of the required registration fee from the Owner and upon the authorization of the Site Plan Administrator for The Corporation of the City of London to register this by-law in the Land Registry Office for the Land Titles Division of Middlesex No. 33.
4. Nothing in this by-law limits the covenants and agreements between the parties to the said Agreement.
5. This by-law comes into force and effect on the day it is passed.

PASSED in open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Schedule "A"

THIS AGREEMENT made in duplicate this _____ day of _____, _____
BETWEEN

THE CORPORATION OF THE CITY OF LONDON
(hereinafter called "the Corporation")

OF THE FIRST PART

AND STEPHEN MICHAEL NEWSOME
(hereinafter called "the Owner")

OF THE SECOND PART

WHEREAS by section 11(1) of the *Municipal Act 2001*, as amended, the Corporation is authorized and empowered to pass by-laws for leasing or licensing the use of untravelled portions of highways, under the jurisdiction of the council, except highways that are extensions or connecting links of the King's Highway;

AND WHEREAS the Owner represents that it is the registered owner of certain lands and premises in the City of London, in the County of Middlesex, known municipally as, **677 Princess Avenue** in the City of London, County of Middlesex, and being more particularly described in Schedule "A" attached hereto;

AND WHEREAS the Owner has petitioned the Municipal Council of the Corporation for permission to use, for the purpose of parking motor vehicles, the lands and premises as shown on the parking plan attached hereto as Schedule "B", hereinafter called "the Premises" being part of the untravelled portion of the highway adjacent to **677 Princess Avenue** in the City of London on the terms and conditions as set out in this Agreement;

NOW THEREFORE THIS AGREEMENT witnesseth that in consideration of the premises and the sum of TWO DOLLARS (\$2.00) of lawful money of Canada, now paid by the Owner to the Corporation, the receipt whereof is hereby acknowledged, the Owner covenants and agrees with the City to do and perform, at its expense the following matters and things:

1. The Corporation agrees to allow the Owner, at the Owner's sole expense, to construct, maintain, repair and use in accordance with the terms of this Agreement a parking area on the Premises as set out in Schedule "B" attached.
2. The Owner shall pay all applicable realty taxes assessed against the parking area constructed on the Premises on or before the City of London tax instalment due date(s).
3. The Owner shall ensure that the parking area is constructed on the Premises in accordance with the approved parking plan attached as Schedule "B" and shall obtain approval from the General Manager of Environmental and Engineering Services and City Engineer for the Corporation for a curb cut, if required.
4. All terms and conditions of this Agreement and all works to be carried out on the Premises shall be completed within one hundred and eighty days (180) days from the date of this Agreement or by such other date as may be specified in writing by the Corporation.
5. The Owner shall, at its expense, maintain the parking area on the Premises in accordance with the plan as set out in Schedule "B" and shall make no alterations or additions to the parking area on the Premises without the written approval of the Corporation which approval may not be unreasonably withheld.
6. The Owner covenants:
 - (a) to use the Premises solely for the purpose of parking motor vehicles and the parking must be accessory to an abutting legal residential use;
 - (b) to remove from the Premises, upon receiving written notice from the Corporation, any inoperable, unserviceable or incapacitated motor vehicles;
 - (c) not to permit nor to undertake the repair or servicing of motor vehicles on the Premises;
 - (d) to keep the Premises free from dust, papers and rubbish of any kind;

- (e) to use the Premises in a proper and orderly manner and not to permit anything to be done upon the Premises which is in violation of any by-law of the Corporation in force during the time of this Agreement or which may create a nuisance or be objectionable;
- (f) not to use the parking area constructed on the Premises to accommodate a vehicle with dimensions in excess of the following:

length	-	6.0 meters (20.0 feet)
width	-	2.4 meters (7.9 feet)
height	-	2.4 meters (7.9 feet)

or to accommodate any other vehicle which is deemed by City Council to be unacceptable; and

- (g) not to use the Premises for the storage of any materials.
 - (h) that the parking area constructed on the Premises shall not encroach onto adjacent properties.
7. The Owner acknowledges and agrees that the parking area constructed on the Premises is solely for the use and enjoyment of the resident or occupant of the Owner's lands as set out in Schedule "A".
 8. The Owner shall, at all times, indemnify and save harmless the Corporation of and from all loss, costs and damages which the Corporation may suffer, be at or be put to, for or by reason or on account of any matter or thing which may occur, be done or arise by reason of the use of the Premises or of any other property of the Corporation to gain ingress to or egress from the parking area or anything which may be done thereon or which may be neglected to be done thereon by the Owner, his agents, servants, or others.
 9. The Owner shall, throughout the term of this Agreement, at its own expense obtain and maintain and provide the Corporation with evidence of comprehensive general liability insurance for an amount not less than Two Million (\$2,000,000) dollars or such greater amount as the Corporation may advise is required and shall include the Corporation as an additional insured with respect to the Owner's obligations under this Agreement. The above-mentioned insurance will not be cancelled or permitted to lapse unless the Owner's insurer notifies the Corporation in writing at least thirty (30) days prior to the date of cancellation or expiry. The Owner will provide that evidence of such insurance shall be delivered to the Corporation promptly upon request.
 10. This Agreement may be terminated by either party upon sixty (60) days notice in writing and such notice having been given, this Agreement and all of the conditions, covenants and provisos herein shall cease on the day set out in the said notice.
 11. On termination of this Agreement for any reason, including but not limited to default, the Owner shall, within ninety (90) days therefrom, remove from the Premises all works associated with the parking area and restore, at its own expense, the Premises in a manner and to a condition satisfactory to the General Manager of Environmental and Engineering Services and City Engineer which may include, but not be limited to, the restoration of the boulevard to grass and the construction of curbs to prevent ingress to or egress from the Premises.
 12. Notwithstanding anything contained herein, the Corporation shall have the right of free, uninterrupted and unobstructed access at all times to the Premises for the purpose of inspecting the facilities, works and matters, and for the purpose of installing and maintaining services and utilities and the Corporation shall only be liable to restore the premises to the approximate condition in which it existed at the time of each any every entry upon the premises.
 13. Any notice by the City to the Owner shall be effectually given by personal service upon or by first class registered mail to the Owner at the address shown on the last returned assessment roll as updated from time to time as to any change in ownership received in writing by the City Clerk, and every such notice shall be deemed to be given upon the day it was personally served or so mailed.
 14. It is intended that all provisions of this Agreement shall be fully binding and effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be

invalid or unenforceable for any reason whatever, then the particular provision or provisions or part of the provision shall be deemed to be severed from the remainder of this Agreement and all other provisions shall remain in full force and effect.

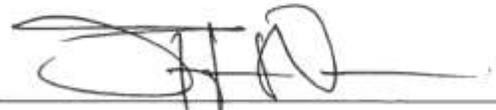
15. This Agreement is to be read with all changes in gender or number as required by the context.
16. This Agreement shall be binding upon the Owner, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the said lands from time to time and "Owner" wherever used in this Agreement is intended and shall be construed to include such subsequent owners and occupiers.

IN WITNESSETH WHEREOF the Owner has hereunto set its hand and seal, or caused to be affixed its corporate seal duly attested by the hands of its proper signing officers, as the case may be, and the Corporation has caused to be affixed its corporate seal duly attested by the hands of its proper signing officers.

SIGNED, SEALED AND DELIVERED

in the presence of a Witness



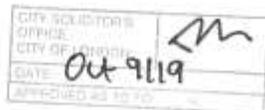


STEPHEN MICHAEL NEWSOME

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Catharine Saunders, City Clerk



Page 4

SCHEDULE "B"
A

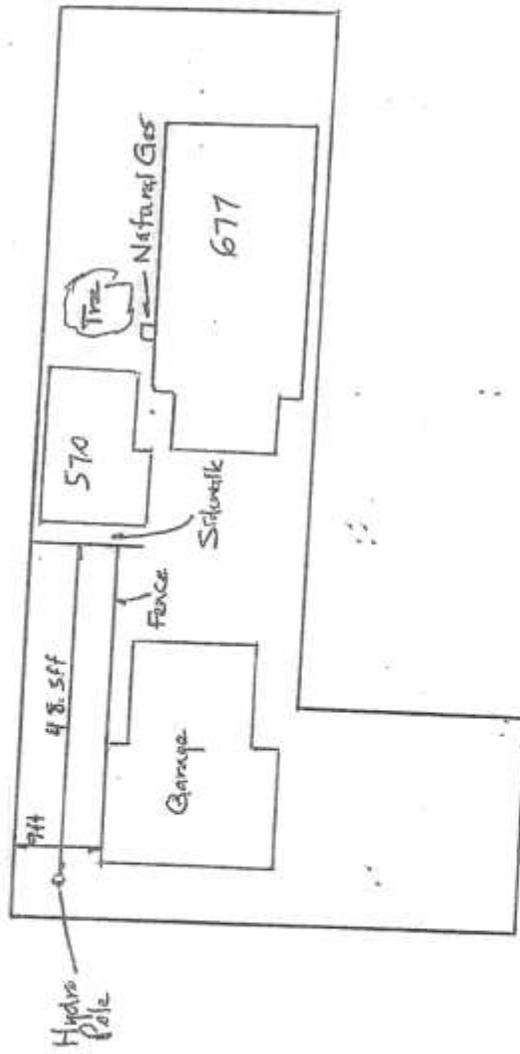
ALL AND SINGULAR that certain parcel or tract of land and premises, lying, being and situate on Part Lot 40, Plan 378(3rd), as in 848046, London

SCHEDULE "B"

1
2

Princess Ave

Elizabeth St



Bill No. 396
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 Eagletrace Drive, south of Foxcreek Road)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Eagletrace Drive, south of Foxcreek Road, namely:

“All of Block 88 on Registered Plan 33M-687 in the City of London and County of Middlesex.”

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

PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading -
Second Reading -
Third Reading -

Location Map



 Subject Lands

Bill No. 397
2019

By-law No. W.- _____ - ____

A by-law to authorize the 2019-2023 Active
Transportation Project. (Project No. TS173919)

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 “2019-2023 Active Transportation Project (Project No. TS173919)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$940,788.00.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Bill No. 398
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 within Eagle Ridge Subdivision – Phase 2 located at 810 Westdel Bourne.

WHEREAS West Kains Land Corp. and Liahn Farms Ltd. have applied to remove the holding provisions from the zoning on lands located at 810 Westdel Bourne, known as Eagle Ridge Subdivision – Phase 2, 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 810 Westdel Bourne, known as Eagle Ridge Subdivision – Phase 2, as shown on the attached map, to remove the h holding provision so that the zoning of the lands as a Residential R1 (R1-4) Zone, a Holding Residential R1 (h-211•R1-4) Zone, a Residential R1 (R1-8) Zone, and a Holding Residential R6 (h-54•h-71•R6-5) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

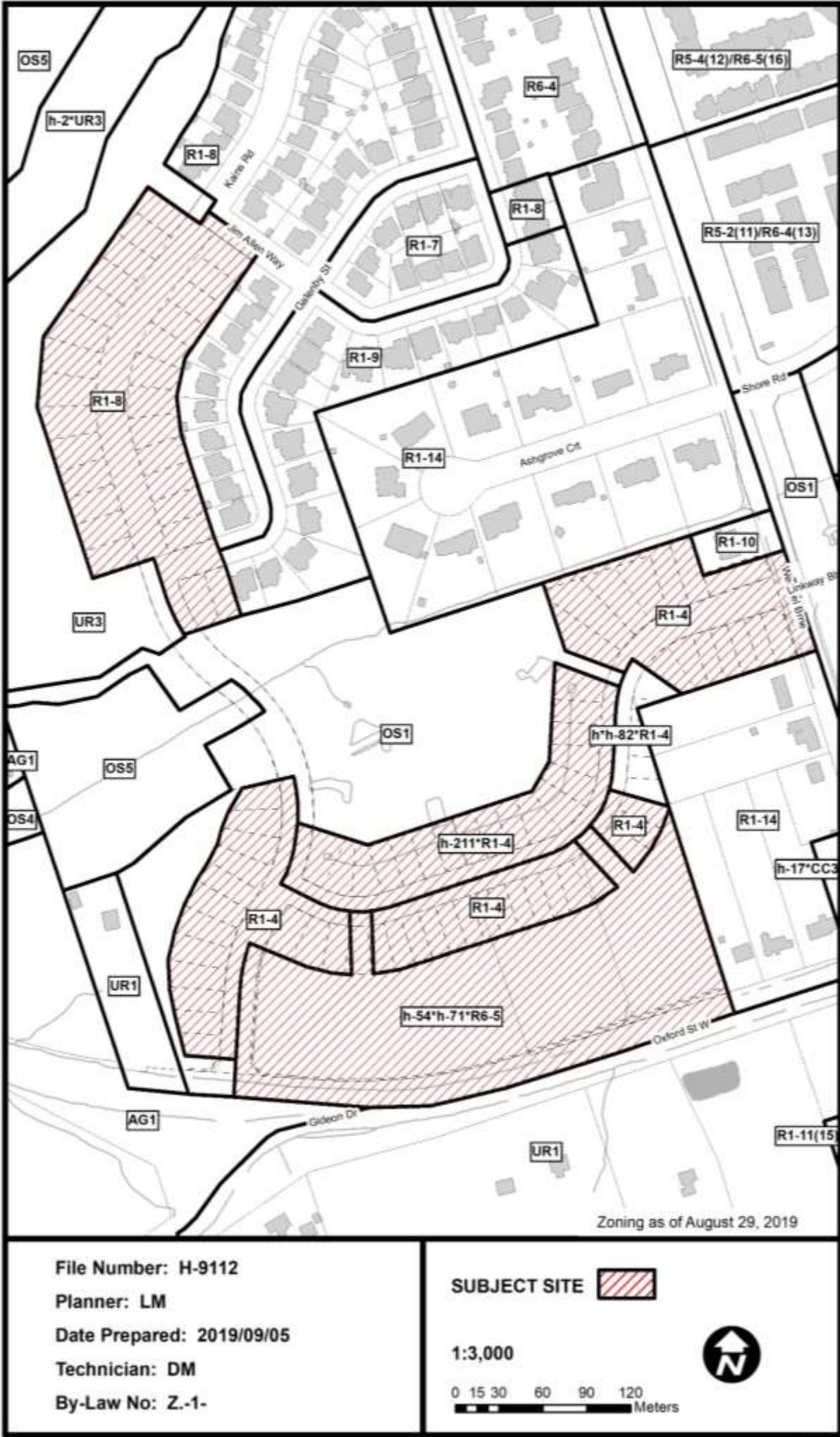
PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Schedule "A"



Bill No. 399
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 56 High Street.

WHEREAS 56 High Street Inc. have applied to remove the holding provision from the zoning for the lands located at 56 High Street, 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 56 High Street, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Restricted Office/Arterial Commercial/Convenience Commercial Special Provision (RO2/AC5/CC1(7)) 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 October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019.
Second Reading – October 15, 2019.
Third Reading – October 15, 2019.

Schedule "A"



Bill No. 400
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 800, 805 and 810 Chelton Road.

WHEREAS The Ironstone Building Company Inc. has applied to rezone an area of land located at 800, 805 and 810 Chelton Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 800, 805 and 810 Chelton Road, as shown on the attached map, from a Community Shopping Area CSA3 Zone, an Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-3•H20) Zone **TO** a Residential R5 (R5-7) Zone, a Residential R5 Special Provision (R5-7(*)) Zone, a Residential R9 Special Provision Bonus (R9-7(*)•H16•B-*) Zone, and an Open Space OS5 Zone.

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

B-* 800, 805 and 810 Chelton Road

The Bonus Zone shall be implemented through the required development agreement(s) to facilitate the development of low to mid-rise apartment buildings up to a maximum of five (5) storeys and six (6) storeys which substantially implements the vision and principles of the Chelton Road Master Plan for 800, 805 and 810 Chelton Road attached as Schedule "1", and site concept plans attached as Schedule "2" to the amending by-law; and,

- i. Enhanced building and site design features including an active street edge along Bradley Avenue, Chelton Road, and Meadowgate Boulevard;
- ii. Dedication of public open space (OS5) lands;
- iii. Measures to enhance the Natural Heritage System including substantial buffer planting with native vegetation to protect adjacent natural features;
- iv. Large quantities of secure bicycle parking and cycling infrastructure including indoor and outdoor storage facilities, and a multi-use pathway internal to the site providing connections to surrounding public sidewalks and pedestrian trails; and,
- v. Substantial tree planting of large caliper trees to be planted along the street frontage and outdoor amenity areas.

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

- a) Regulations:
 - 805 Chelton Road
 - i) Height of Buildings A and D (Maximum): Five (5) storeys
18 metres
 - 800 – 810 Chelton Road
 - i) Height of Buildings A and E (Maximum): Six (6) storeys
22 metres
 - ii) Height of Buildings B and D (Maximum): Five (5) storeys
18 metres

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following special provisions:

- R5-7(*) 800, 805 and 810 Chelton Road
 - a) Regulations:
 - i) Interior Side Yard Yard Setback (Minimum): 2.0 metres
 - ii) Setback from an Open Space (OS5) Zone (Minimum): 3.0 metres

4. Section Number 13.4 of the Residential R9 Zone is amended by adding the following special provisions:

- R9-7(*) 800, 805 and 810 Chelton Road
 - a) Regulations:
 - i) Front Yard Setback (Minimum): 3.0 metres
(Maximum): 6.0 metres
 - ii) Exterior Side Yard Setback (Minimum): 3.0 metres
(Maximum): 6.0 metres
 - iii) Height (Maximum): Four (4) storeys
16 metres

5. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Schedule "A"



<p>File Number: Z-9089 Planner: LM Date Prepared: 2019/09/23 Technician: DM By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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Bill No. 401
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 1339 – 1347 Commissioners Road West.

WHEREAS Milan Starcevic has applied to rezone an area of land located at 1339 – 1347 Commissioners Road West, 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 1339 – 1347 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1/Residential R5 (R1-9/R5-3) Zone to a Holding Residential R8 Bonus (h-5*R8-4*B-*) Zone.
2. Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B-* 1339 – 1347 Commissioners Road West

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality residential apartment building, with a maximum height of 5 storeys, 34 dwelling units and a maximum density of 132 units per hectare, which substantively implements the Site Plan, Landscape Plan and Elevations attached as Schedule “1” to the amending by-law, provides for affordable housing in the form of 34 dwelling units (132 units per hectare), enhanced landscaped open space and underground parking. The affordable housing component shall consist of:

- a total of 3, two-bedroom affordable rental units (two of which, at minimum, are to be accessible and located on the ground floor);
- rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy; and,
- the duration of affordability shall be set at 15 years from the point of initial occupancy of all 3 two-bedroom units.

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

a) Regulations:

- | | | |
|------|---|-------------------------|
| i) | Front Yard Depth
(Minimum): | 2.0 metres (6.56 ft.) |
| ii) | Interior Side Yard Depth (West)
(Minimum): | 2.2 metres (7.2 ft.) |
| iii) | Height
(Maximum): | 17.5 metres (57.41 ft.) |

iv) Density
(Maximum):

132 units per hectare

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.

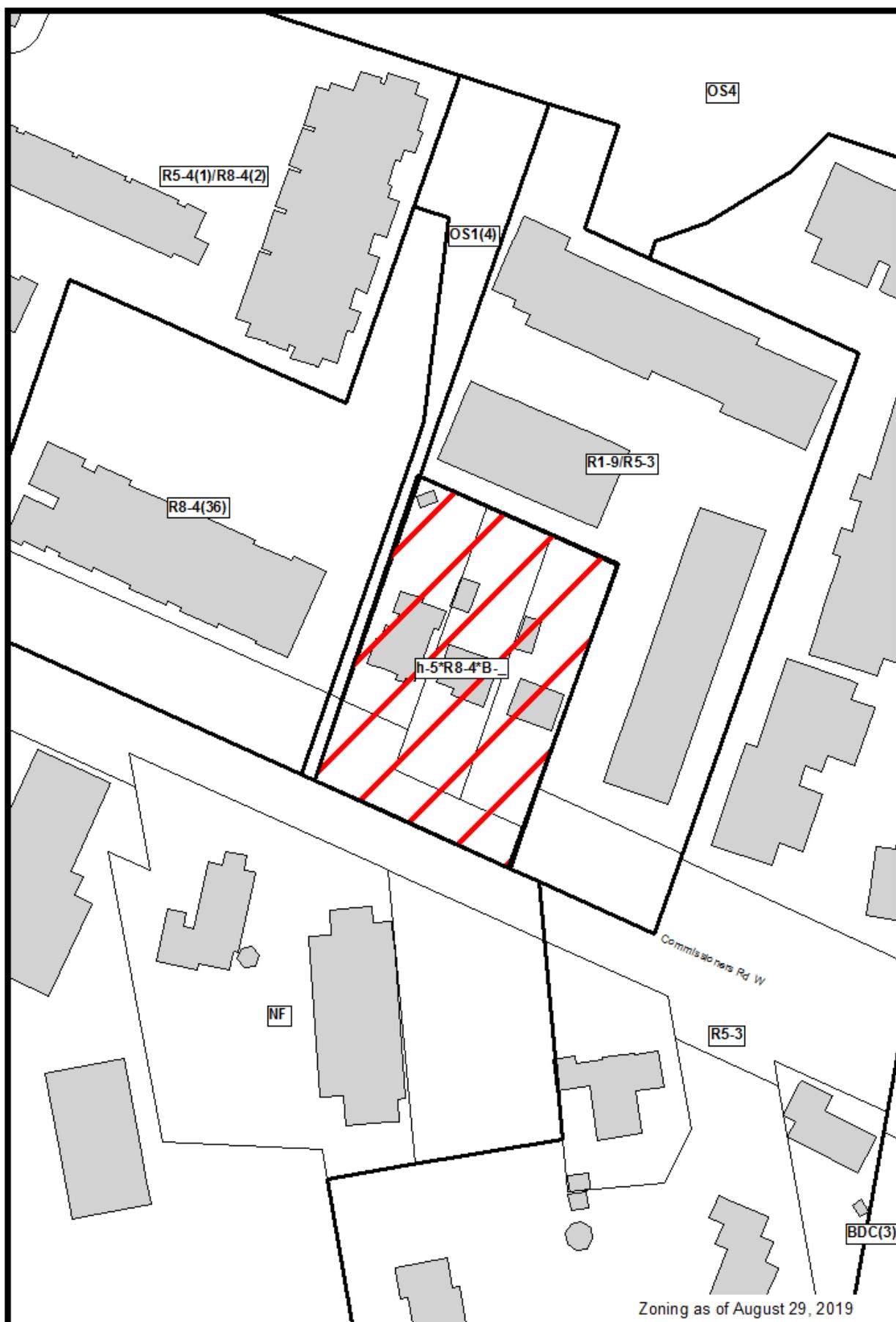
PASSED in Open Council on October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

Schedule "A"



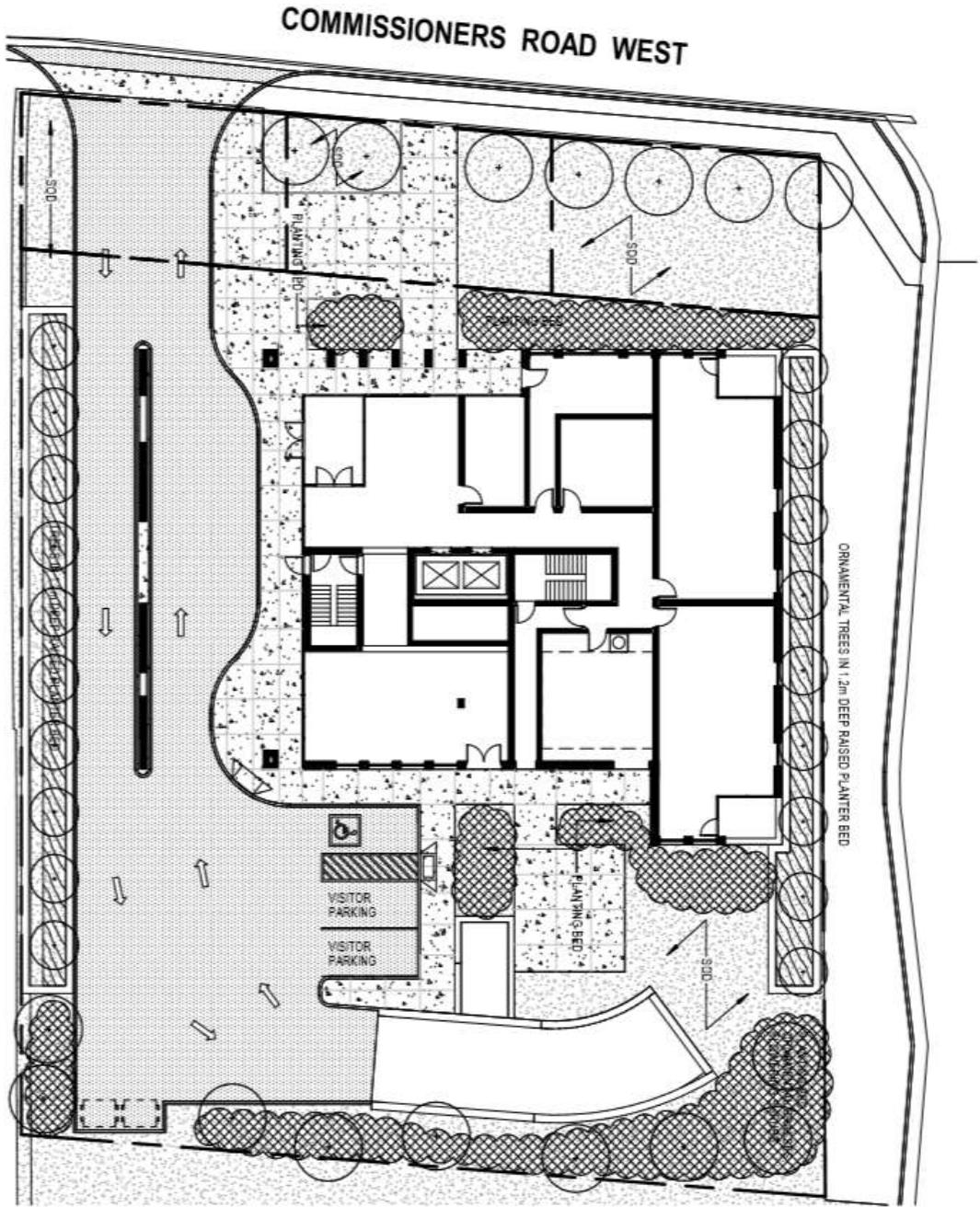
File Number: Z-9081
Planner: BD
Date Prepared: 2019/10/09
Technician: DT
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



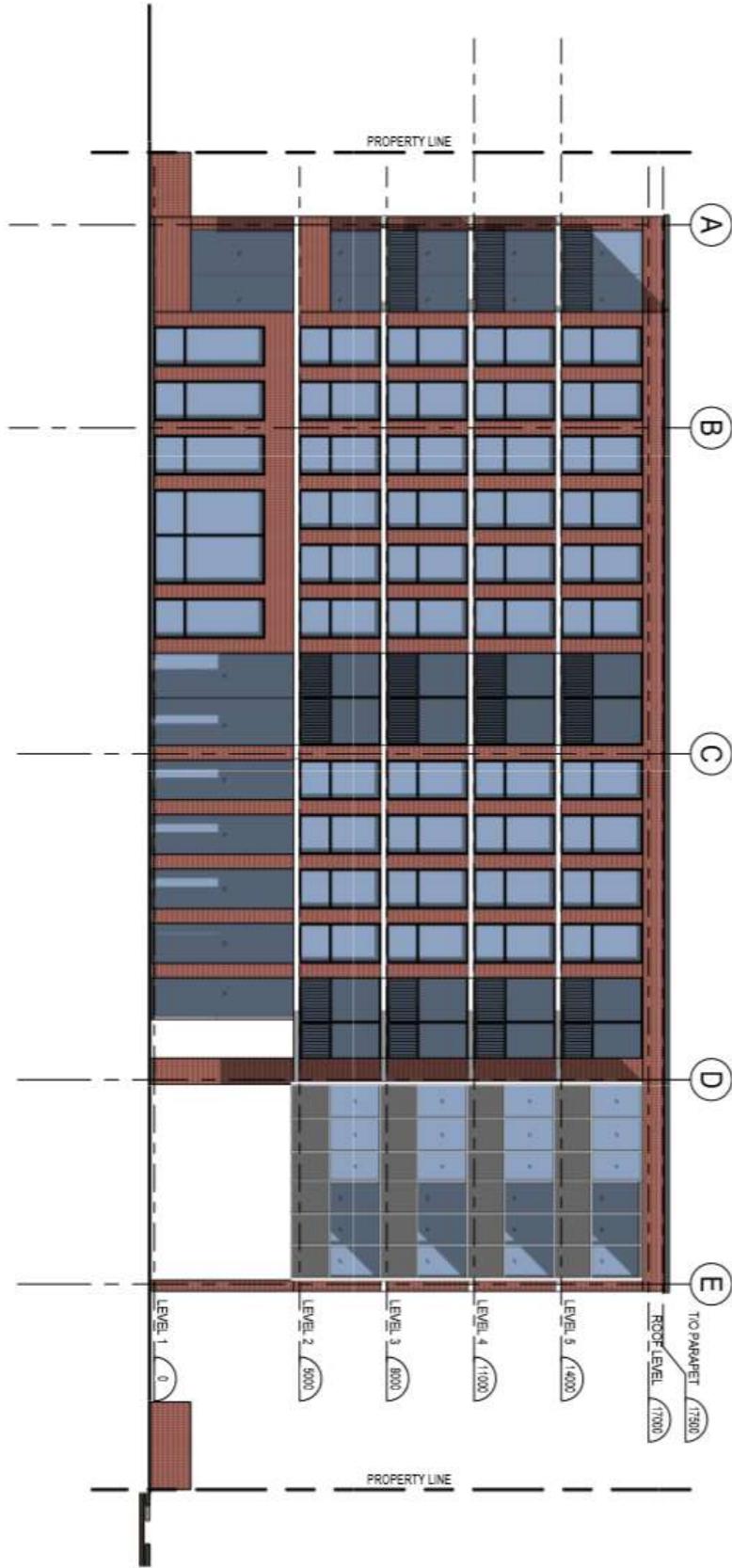


Project No.	18-52
Scale	1 : 250
Drawn By	Designer

Date	Aug 2019
Dwg. No.	L1

Starhomes Ltd. Commissioners Road Development

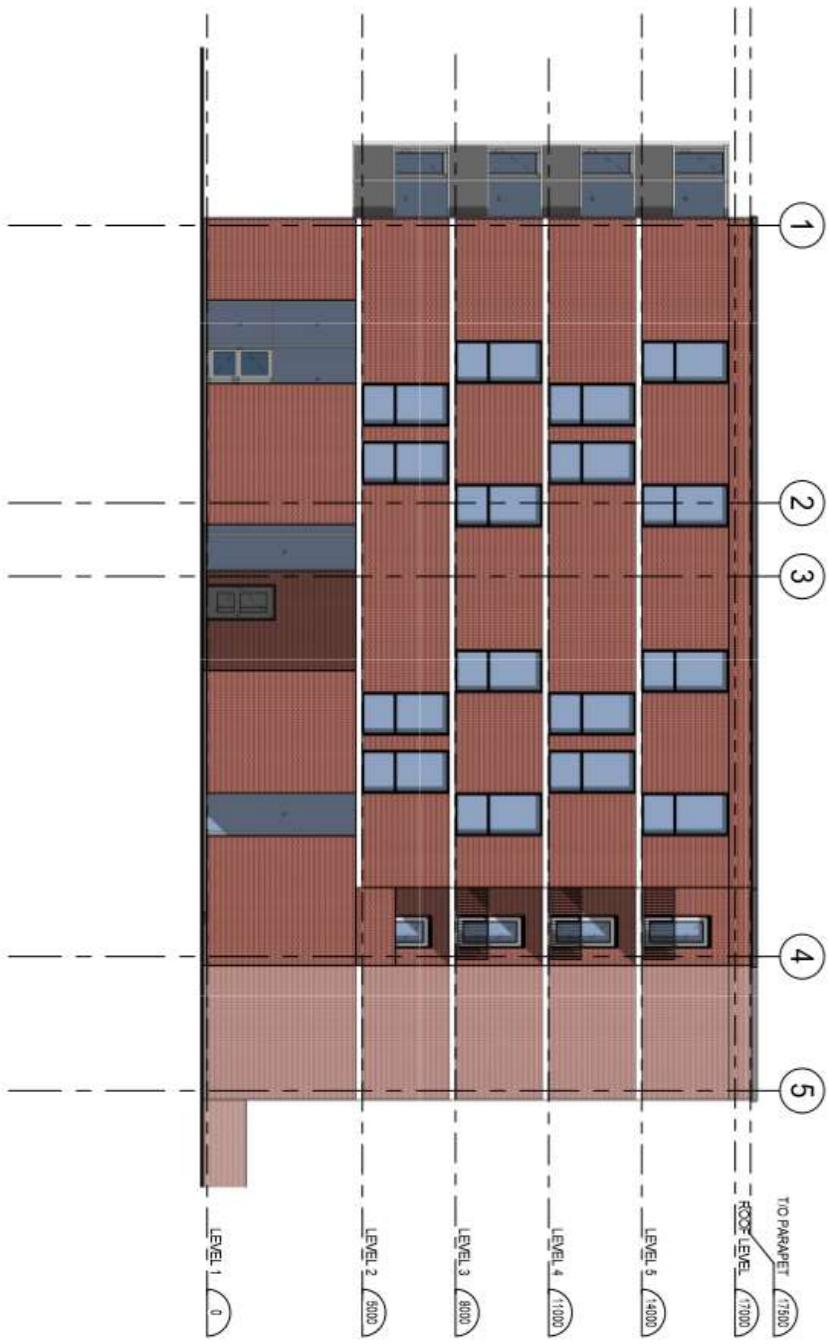
SOUTH ELEVATION



Project No.	18-52	Date	Aug 2019
Scale	1 : 150	Dwg. No.	A6
Drawn By	EW		

Starhomes Ltd. Commissioners Road Development

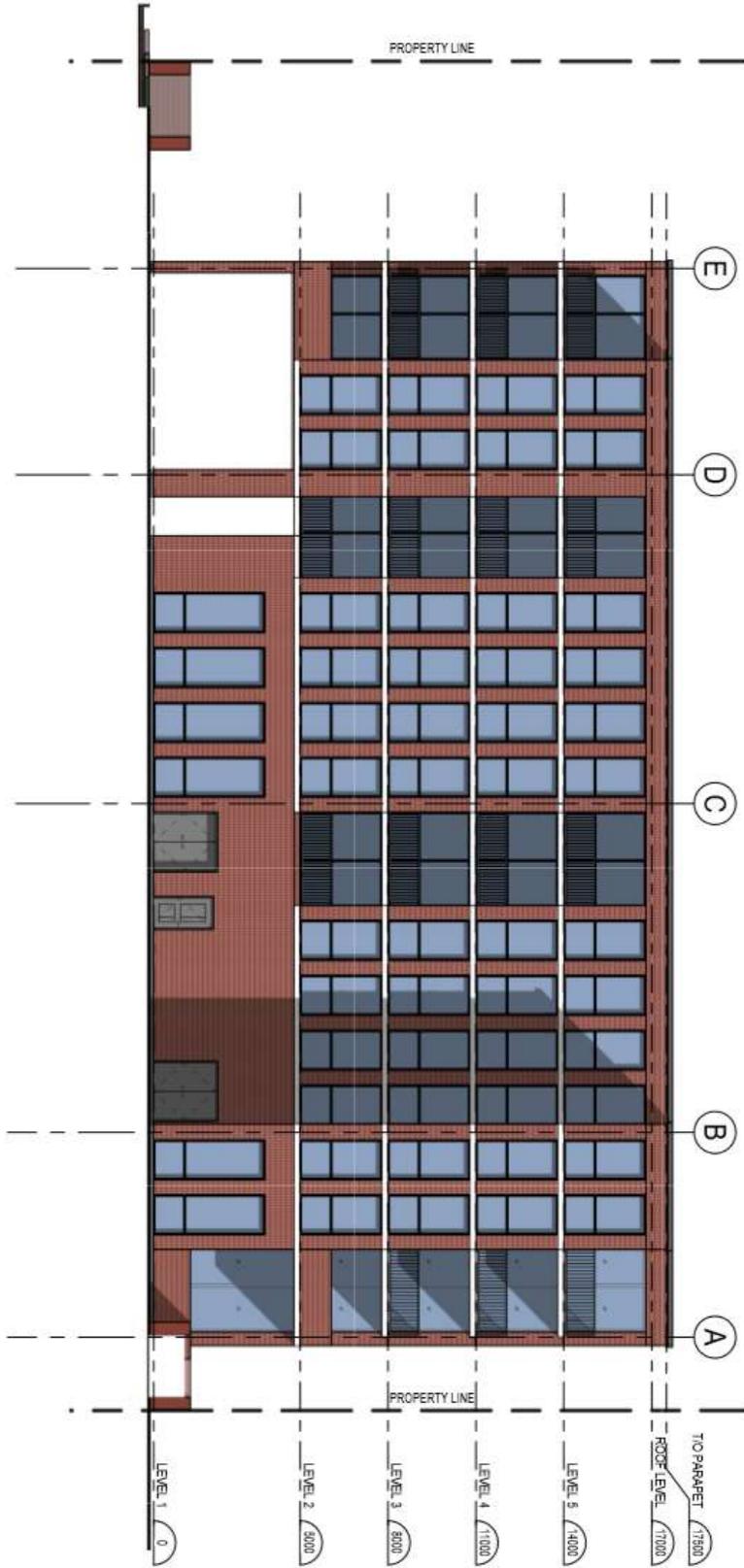
EAST ELEVATION



Project No.	18-52	Date	AUG 2019
Scale	1 : 150	Dwg. No.	A7
Drawn By	EW		

Starhomes Ltd. Commissioners Road Development

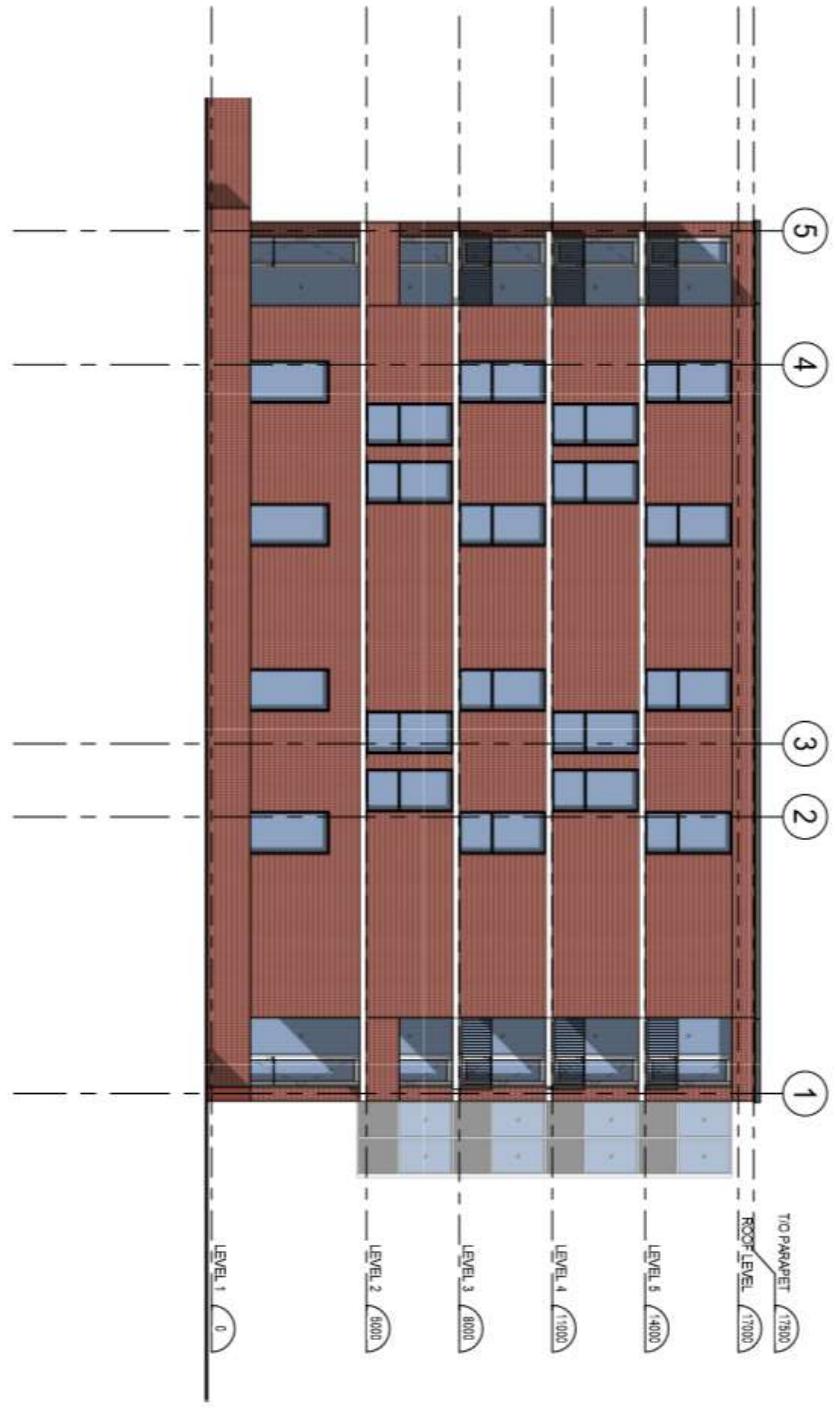
NORTH ELEVATION



Project No. 18-52	Date Aug 2019
Scale 1:150	Dwg. No. A8
Drawn By EIW	

Starhomes Ltd. Commissioners Road Development

WEST ELEVATION



Project No.	18-52	Date	Aug 2019
Scale	1 : 150	DWG No.	A9
Drawn By	EW		