



# Council Agenda

The 20th Meeting of City Council

October 29, 2019, 4:00 PM

Council Chambers

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

Pages

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

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

4.1 Personal Matters / Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List. (6.1/18/PEC)

4.2 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation currently in the Ontario Court of Justice for the Province of Ontario affecting the municipality, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/20/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by, or on behalf of, the municipality. (6.2/20/CSC)

4.4 Land Acquisition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instructions 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. (6.3/20/CSC)

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

5.1 19th Meeting held on October 15, 2019 6

**6. Communications and Petitions**

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

**8. Reports**

8.1 18th Report of the Planning and Environment Committee 43

1. Disclosures of Pecuniary Interest
2. (2.2) Zoning By-law Amendment - 3493 Colonel Talbot Road (OZ-9032)
3. (2.1) Draft City-Wide Urban Design Guidelines
4. (3.1) Demolition Request for Dwelling on Heritage Listed Property - 6100 White Oak Road
5. (3.2) Draft Plan of Vacant Land Condominium - 3400 Singleton Avenue (39CD-19510)
6. (3.3) 200 Callaway Road (SPA-19-086)
7. (3.4) 676-700 Beaverbrook Avenue and 356 Oxford Street West (OZ-9041) (Relates to Bill No.s 407 and 414)
8. (4.1) 9th Report of the Advisory Committee on the Environment
9. (4.2) 10th Report of the London Advisory Committee on Heritage

8.2 20th Report of the Corporate Services Committee 59

1. Disclosures of Pecuniary Interest
2. (2.1) Request for Proposal 19-01 Insurance and Risk Management Services
3. (2.2) Annual Report Risk Management Services
4. (2.4) By-law to Delegate Property Tax Appeals and Divisions with Respect to the Adjustment of Taxes and Payment in Lieu of Taxes (Relates to Bill No. 406)
5. (2.5) Appointments to the Joint Venture Management Committee for 4-Pad Arena Complex
6. (2.6) Expropriation of Land - Adelaide Street CP Rail Grade Separation Project (Relates to Bill No. 409)
7. (2.7) Report of the Federation of Canadian Municipalities Board of Directors Meeting - Waterloo and Kitchener, ON - September

10-13, 2019

8. (2.3) Vacant/Excess Land Subclass Tax Reductions and Other Tax Policy Issues
9. (5.1) Corporate Services Committee Deferred Matters List

8.3 14th Report of the Civic Works Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 9th Report of the Transportation Advisory Committee
3. (2.2) Amendments to the Traffic and Parking By-law (Relates to Bill No. 410)
4. (2.3) Basement Flooding Grant Program - By-law Amendment (Relates to Bill No. 404)
5. (2.4) Appointment of Consulting Engineer, Design and Construction - Administration Services - Pottersburg Pumping Station Construction
6. (2.5) Service Level Agreement Renewal with London Hydro for Water Meter Reading and Water and Sewer Billing (Relates to Bill No. 405)
7. (2.6) Local Improvement Initiation - Blakie Road (Relates to Bill No. 413)
8. (2.7) East London Sanitary Servicing Study - Municipal Class Environmental Assessment - Issuance of Addendum
9. (2.8) 2019-2023 Corporate Energy Conservation and Demand Management (CDM) Plan
10. (2.9) 2018 Community Energy Use and Greenhouse Gas Emission Inventory and Update on the Development of the 2019-2023 Community Energy Action plan
11. (2.10) Contract Award RFP19-27 - Advanced Traffic Management System (ATMS) and Traffic Signal Controls
12. (2.11) Nomination to the Lake Erie Region Source Protection Committee
13. (2.12) Proposed Expansion of the W12A Landfill Site - Updated Environmental Assessment Engineering Consulting Costs
14. (4.1) 9th Report of the Cycling Advisory Committee
15. (5.1) Deferred Matters List
16. (5.2) 10th Report of the Cycling Advisory Committee

**9. Added Reports**

- 9.1 19th 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. 403 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 72  
A by-law to confirm the proceedings of the Council Meeting held on the 29th day of October, 2019. (City Clerk)
- 13.2 Bill No. 404 By-law No. A.-7562(\_\_\_\_)-\_\_\_\_ 73  
A by-law to amend By-law No. A.-7562-160, as amended, being “A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law” by deleting Schedule “A” to the By-law and by replacing it with a new Schedule “A” to clarify language and terminology within the By-law and revise the funding upset limits to account for inflation. (2.3/14/CWC)
- 13.3 Bill No. 405 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 82  
A by-law to approve a Service Level Agreement between The Corporation of the City of London (“City”) and London Hydro Inc. (the “London Hydro”) for the for the management and operation of the meter reading, billing, collections and customer service for the City’s water and sewer accounts by London Hydro Inc. and to authorize the City Engineer to undertake all administrative acts that are necessary in connection with the Agreement. (2.5/14/CWC)
- 13.4 Bill No. 406 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 98  
A by-law to delegate property tax appeals and divisions made under sections 356, 357 (except for section 357(1)(d.1)), 357.1, 358, 359 and 359.1 of the Municipal Act, 2001 S.O. 2001, c.25, as amended, to the City Treasurer or delegate. (2.4/20/CSC)
- 13.5 Bill No. 407 By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_ 99  
A by-law to amend the Official Plan for the City of London, 1989 relating to 676-700 Beaverbrook Avenue and 356 Oxford Street West. (3.4a/18/PEC)
- 13.6 Bill No. 408 By-law No. L.S.P.-3476(\_\_\_\_)-\_\_\_\_ 102  
A by-law to amend By-law No. L.S.P.-3476-474, as amended, entitled, “A by-law to designate 660 Sunningdale Road East to be of cultural heritage value or interest” to correct the legal description of the subject property. (City Clerk)
- 13.7 Bill No. 409 By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_ 104  
A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Adelaide Street CP Rail Grade Separation Project. (2.6/20/CSC)
- 13.8 Bill No. 410 By-law No. PS-113-19\_\_\_\_\_ 111

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." (2.2/14/CWC)

13.9 Bill No. 411 By-law No. S.- \_\_\_\_\_ - \_\_\_\_\_ 114

A by-law to repeal By-law No. S.-5728-131 entitled, "A by law to permit Lewis Jeffrey Philip to maintain and use a boulevard parking area upon the road allowance for 476 Oxford Street E, City of London." (City Clerk)

13.10 Bill No. 412 By-law No. S.- \_\_\_\_\_ - \_\_\_\_\_ 115

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Silverfox Drive) (as part of Bridgehaven Drive) (Chief Surveyor - requires 0.3m Reserves on the abutting Plans, being 33M-729 and 33M-750, to be dedicated as public highway for unobstructed legal access throughout the Subdivision)

13.11 Bill No. 413 By-law No. S.A.S.- \_\_\_\_\_ - \_\_\_\_\_ 117

A by-law to authorize the construction of sanitary sewer and watermain on Blakie Road (the "Work") as a local improvement pursuant to section 5 of Ontario Regulation 586/06 under the Municipal Act, 2001. (2.6/14/CWC)

13.12 Bill No. 414 By-law No. Z.-1-19 \_\_\_\_\_ 119

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 676-700 Beaverbrook Avenue and 356 Oxford Street West. (3.4b/18/PEC)

#### 14. Adjournment



## Council Minutes

The 19th Meeting of City Council  
October 15, 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. Pelozza, A. Kayabaga, S. Hillier

Absent: M. van Holst

Also Present: M. Hayward, A. Barbon, B. Card, S. Corman, B. Coxhead, S. Datars-Bere, J. Fleming, L. Livingstone, D. MacRae, A. Ostrowski, C. Smith, S. Stafford, J. Taylor, B. Westlake-Power, M. Schulthess, J. Taylor, and P. Yeoman.

The meeting was called to order at 4:01 PM, with Mayor E. Holder in the Chair and all Members present, except Councillors M. van Holst and P. Van Meerbergen.

### 1. Disclosures of Pecuniary Interest

At 4:05 PM, Councillor Van Meerbergen enters the meeting.

Councillor J. Helmer discloses a pecuniary interest in item 4.2 (11) of the 11th Report of the Community and Protective Services Committee, having to do with Short Term Accommodations, by indicating that he has previously rented his home utilizing AirBnB.

Councillor P. Van Meerbergen discloses a pecuniary interest in item 3.1(3) of the 19th Report of the Strategic Priorities and Policy Committee, having to do with the Fanshawe College Innovation Village project, by indicating that he has two children attending the College.

### 2. Recognitions

None.

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

None.

### 4. Council, In Closed Session

Motion made by: P. Van Meerbergen

Seconded by: A. Kayabaga

That Council 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.  
(6.1/11/CPSC)

#### 6.2 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)

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

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions and advice which is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.2/19/CSC)

6.4 (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. (6.3/19/CSC)

6.5 (ADDED) Personal Matters/Identifiable Individual

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

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)**

The Council rises and goes into the Council, In Closed Session, at 4:17 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor M. van Holst.

At 4:23 PM, Councillor S. Turner leaves the meeting.

At 4:40 PM, Councillor S. Turner enters the meeting.

The Council, In Closed Session rises at 5:06 PM and Council reconvenes at 5:08 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor M. van Holst.

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

5.1 18th Meeting held on October 1, 2019

Motion made by: P. Van Meerbergen

Seconded by: M. Salih

That the Minutes of the 18th Meeting held on October 1, 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: J. Helmer  
Seconded by: S. Lewis

That the communication from E. Clapp, Graydon Street, with respect to the naming of the Community Centre of Wavell BE RECEIVED and BE REFERRED, as noted on the Agenda.

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)**

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

None.

**8. Reports**

**8.1 11th Report of the Community and Protective Services Committee**

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

That pursuant to section 9.6 of the Council Procedure By-law, Councillor Turner BE PERMITTED to speak longer than 5 minutes with respect to item 2.7(8) of the 11th Report of the Community and Protective Services Committee Report regarding the Core Area Informed Response and Resting Spaces Update.

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

Nays: (2): Mayor E. Holder, and S. Lehman

Absent: (1): M. van Holst

**Motion Passed (12 to 2)**

Motion made by: M. Cassidy

That the 11th Report of the Community and Protective Services Committee BE APPROVED, excluding item 4.2 (11).

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)**

**1. Disclosures of Pecuniary Interest**

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.



**Motion Passed**

2. (2.1) 8th Report of the London Housing Advisory Committee

Motion made by: M. Cassidy

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**

3. (2.2) 6th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: M. Cassidy

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**

4. (2.3) 8th Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

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**

5. (2.4) 9th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

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**

6. (2.5) Income-Related Subsidized Public Transit Program for Individuals 18 Years of Age and Over Evaluation

Motion made by: M. Cassidy

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)

**Motion Passed**

7. (2.6) Choose London - Innovation, Vibrant and Global - London's Newcomer Strategy - Year One Update

Motion made by: M. Cassidy

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)

**Motion Passed**

8. (2.7) Core Area Informed Response and Resting Spaces Update

Motion made by: M. Cassidy

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)

**Motion Passed**

9. (3.1) Request for Input Regarding the Proposed Name of the "Community Centre on Wavell" - 1731 Churchill Avenue

Motion made by: M. Cassidy

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; and,
- Councillor S. Lewis;

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)

**Motion Passed**

10. (4.1) 6th Report of the Community Safety and Crime Prevention Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 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.

**Motion Passed**

12. (5.1) Deferred Matters List

Motion made by: M. Cassidy

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

**Motion Passed**

11. (4.2) Councillor A. Hopkins - Short Term Accommodations

Motion made by: M. Cassidy

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

Recuse: (1): J. Helmer

Absent: (1): M. van Holst

**Motion Passed (13 to 0)**

8.2 19th Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 19th Report of the Corporate Services Committee BE APPROVED, excluding item 4.1 (4).

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)**

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) City of London's Credit Rating

Motion made by: J. Morgan

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**

3. (2.2) Report from the Association of Municipalities of Ontario (AMO) Annual Conference - Ottawa, ON, August 17-21, 2019

Motion made by: J. Morgan

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**

5. (5.1) Issuance of Proclamation Policy

Motion made by: J. Morgan

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.

**Motion Passed**

4. (4.1) Council Policy - Mayor's New Year's Honour List Policy (Relates to Bill No. 394)

At 5:45 PM, His Worship Mayor Holder places Councillor S. Lehman in the Chair, and takes a seat at the Council Board.

At 5:46 PM, His Worship Mayor Holder resumes the Chair, and Councillor S. Lehman takes his seat at the Council Board.

Motion made by: J. Morgan

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: (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)**

8.3 17th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 17th Report of the Planning and Environment Committee BE APPROVED, excluding items 2.3 (7) and 3.4 (12).

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)**

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2nd Report of the Agricultural Advisory Committee

Motion made by: A. Hopkins

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

**Motion Passed**

3. (2.2) Provincial Policy Statement (PPS) 2019 Review

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the 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**

4. (2.4) Application - Eagle Ridge Subdivision - Phase 2 - 810 Westdel Bourne - Removal of Holding Provisions (H-9112) (Relates to Bill No. 398)

Motion made by: A. Hopkins

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**

5. (2.5) Application - 56 High Street - Removal of Holding Provision (Relates to Bill No. 399)

Motion made by: A. Hopkins

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**

6. (2.7) Building Division Monthly Report for August 2019

Motion made by: A. Hopkins

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

**Motion Passed**

8. (2.6) Masonville Transit Village Secondary Plan - Update (O-8991)

Motion made by: A. Hopkins

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)

**Motion Passed**

9. (3.1) 10th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: A. Hopkins

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.

#### **Motion Passed**

#### 10. (3.2) 9th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

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.

### **Motion Passed**

11. (3.3) Application - 800, 805 and 810 Chelton Road - Application for Zoning By-law Amendment (Z-9089) (Relates to Bill No. 400)

Motion made by: A. Hopkins

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)

**Motion Passed**

13. (4.1) Request to Amend City By-law CP-2

Motion made by: A. Hopkins

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)

**Motion Passed**

7. (2.3) Application - 185 Queens Avenue Parking Lot Redevelopment (19 DOWr1)

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the 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: (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: P. Squire  
Seconded by: M. Cassidy

That the Municipal Council continue through the agenda and break for dinner upon completion of the agenda.

Yeas: (9): Mayor E. Holder, M. Salih, M. Cassidy, P. Squire, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, and A. Kayabaga

Nays: (5): S. Lewis, J. Helmer, J. Morgan, E. Pelozza, and S. Hillier

Absent: (1): M. van Holst

**Motion Passed (9 to 5)**

12. (3.4) Application - 1339-1347 Commissioners Road West (Z-9081/O-9082) (Relates to Bill No.'s 393 and 401)

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 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)

**Amendment:**

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

That part c) iv) BE AMENDED by adding "where possible" at the beginning of the clause, to read as follows:

"c) iv) where possible, 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,"

Yeas: (6): Mayor E. Holder, S. Lewis, S. Lehman, P. Van Meerbergen, S. Turner, and S. Hillier

Nays: (8): M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, E. Pelozo, and A. Kayabaga

Absent: (1): M. van Holst

**Motion Failed (6 to 8)**

The motion to approve Item 12 (3.4), excluding part c) iv), 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. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): M. van Holst

**Motion Passed (14 to 0)**

The motion to approve Item 12 (3.4), part c) iv), is put.

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

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

Absent: (1): M. van Holst

**Motion Passed (11 to 3)**

8.4 19th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 18th Report of the Strategic Priorities and Planning Committee BE APPROVED, excluding item 3 (3.1).

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)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

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.

**Motion Passed**

2. (2.1) Service Review Initiatives 2019 Update

Motion made by: J. Helmer

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.

**Motion Passed**

4. (3.2) London Economic Development Corporation - Annual Update

Motion made by: J. Helmer

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.

**Motion Passed**

5. (3.3) London Small Business Centre - Annual Update

Motion made by: J. Helmer

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.

**Motion Passed**

6. (3.4) TechAlliance - Annual Update

Motion made by: J. Helmer

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

**Motion Passed**

7. (4.1) 4th Report of the Governance Working Group

Motion made by: J. Helmer

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.

**Motion Passed**

3. (3.1) Fanshawe College - Innovation Capital Grants Application

Motion made by: J. Helmer

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. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): P. Van Meerbergen

Absent: (1): M. van Holst

**Motion Passed (13 to 0)**

**9. Added Reports**

9.1 18th Report of Council in Closed Session

M. Hayward addresses Municipal Council to indicate that he is retiring in January 2020.

Motion made by: S. Hillier

Seconded by: M. Cassidy

1. Offer to Purchase Industrial Lands Unifirst Canada, Ltd. – Part of Block 1, Plan 33M-544 – Innovation Park Phase I

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 west side of Venture Gate in Innovation Park, Phase I, containing an area of approximately 9.03 acres, more or less subject to survey, being comprised of Part Block 1, Plan 33M-544, as outlined attached location map, the offer submitted by Unifirst Canada, Ltd. (the “Purchaser”) to purchase the subject property from the City, at a purchase price of \$632,100.00 (reflecting a sale price of \$70,000.00 per acre), BE ACCEPTED subject to the following conditions:

- a) the Purchaser, at its expense, be allowed within seventy five (75) days from acceptance of the offer to:
  - i) examine title;
  - ii) carry out environmental inspections as it might reasonably require; and,
  - iii) carry out geotechnical inspections;
- b) the Purchaser shall have One Hundred and Twenty (120) days from the date of acceptance of this offer to obtain, at the Purchaser’s expense, a zoning variance for the property to permit additional services which include laundering of mats, mop, towel and cleaning cloths (“the Additional Services”) for the said subject property; and
- c) the City shall permit a minimum building coverage of approximately 14.75 % in place of the required minimum building coverage of 15 %.

2. Unifor Tentative Agreement

That, on the recommendation of the Acting Director, Human Resources, the attached Memorandum of Agreement and Agreed To Items dated September 11, 2019 concerning the 2019-2022 Collective Agreement for Unifor Local 302 representing full-time and part-time service workers at the Dearness Home BE RATIFIED.

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)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

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

That Introduction and First Reading of Bill No.’s 392 to 401, and the Added Bill No. 402, 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)**

Motion made by: A. Hopkins

Seconded by: M. Cassidy

That Second Reading of Bill No.'s 392 to 401, and the Added Bill No. 402 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)**

Motion made by: S. Hillier

Seconded by: A. Hopkins

That Third Reading and Enactment of Bill No.'s 392 to 401, and the Added Bill No. 402, 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)**

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

Bill	By-law
Bill No. 392	By-law No. A.-7900-286 - A by-law to confirm the proceedings of the Council Meeting held on the 15th day of October, 2019. (City Clerk)
Bill No. 393	By-law No. C.P-1284(vb)-287 - 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)
Bill No. 394	By-law No. CPOL.-18(c)-288 - 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)
Bill No. 395	By-law No. S.-2029-289 - 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)
Bill No. 396	By-law No. S.-2030-290 - 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)
Bill No. 397	By-law No. W.-5654-291 - A by-law to authorize the 2019-2023 Active Transportation Project. (Project No. TS173919) (2.10/13/CWC)
Bill No. 398	By-law No. Z.-1-192792 - 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)
Bill No. 399	By-law No. Z.-1-192793 - 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)
Bill No. 400	By-law No. Z.-1-192794 - 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)
Bill No. 401	By-law No. Z.-1-192795 - 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)
Bill No. 402	By-law No. A.-7901-292 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Unifirst Canada, Ltd., for the sale of the City owned industrial land described as Part Block 1, Plan 33M-544, in the City’s Innovation Park, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/19/CSC)

#### 14. Adjournment

Motion made by: J. Morgan

Seconded by: P. Squire

That the meeting adjourn.

**Motion Passed**

The meeting adjourns at 7:00 PM.

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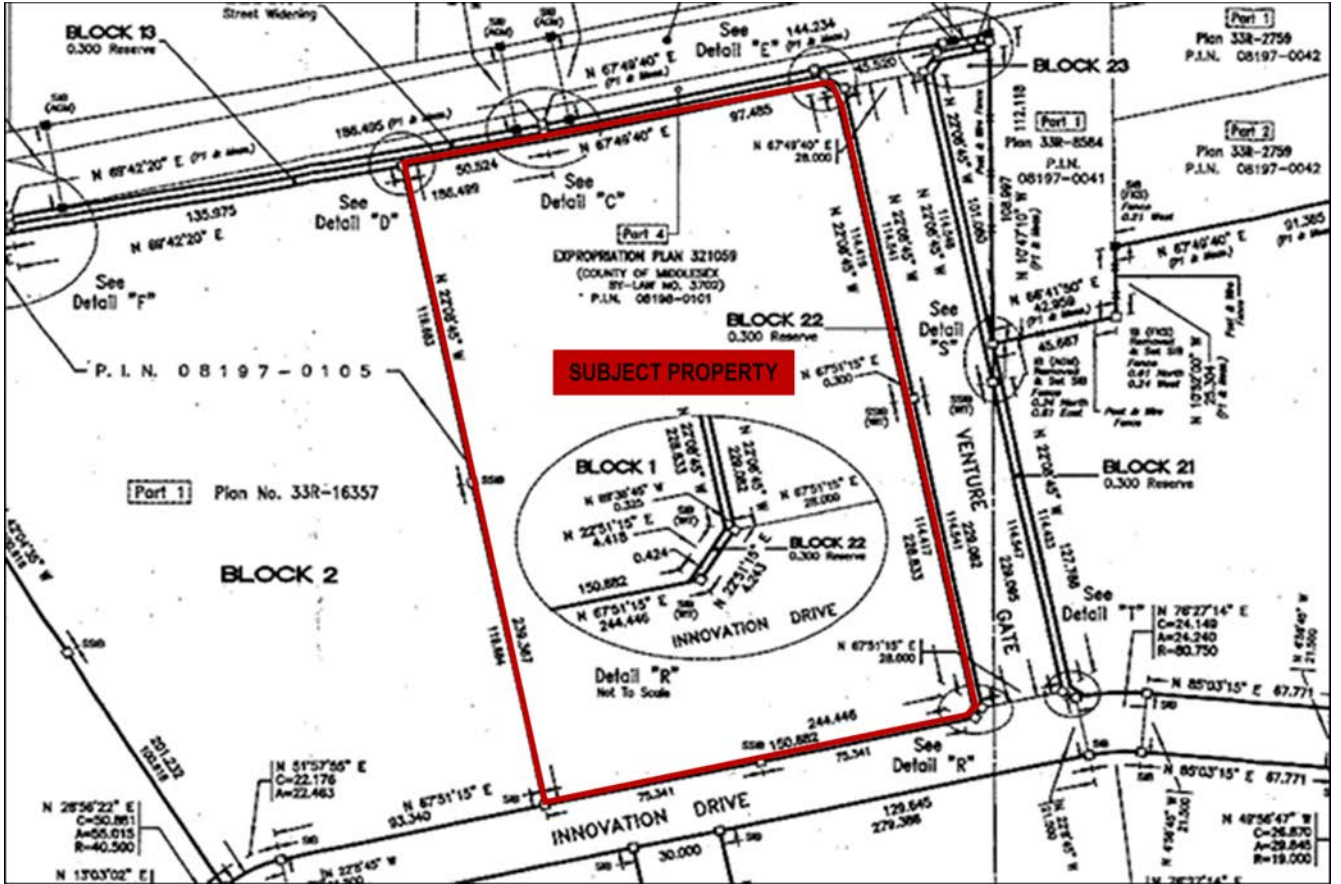
Ed Holder, Mayor

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Catharine Saunders, City Clerk

LOCATION MAP

Part of Block 1 Plan 33M-544



Subject To Final Survey

**MEMORANDUM OF AGREEMENT**

**BETWEEN**

**Dearness Home (The Corporation of The City of London)**

(the "Employer")

**AND**

**Unifor Local 302**

(the "Union")

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

1. The Parties agree that the terms of this Memorandum of Agreement constitute the full and final settlement of all matters in dispute between them with respect to a renewal collective agreement and that there are no representations (written, oral or otherwise) that either party has relied upon that have not been recorded herein. All proposals, written and/or verbal, not resolved herein are withdrawn on a without prejudice basis.
2. The Parties agree that the renewed Collective Agreement shall include the "Agreed to items" signed and dated July 16 and July 17, 2019 and the terms and conditions of the Previous Collective Agreement that expired June 30, 2019 except as amended, deleted from or added to by virtue of this Memorandum.



1. Article 14.7

Effective 30 days following the date of ratification increase weekend premium from \$0.35/hour to \$0.45/hour. Effective July 1, 2020 increase from \$0.45/hour to \$0.55/hour.

2. New Provision – Article 19 for Full Time Employees

**Effective 30 days following the date of ratification, the Employer to provide a combined paramedical benefit of \$700.00 (effective July 1, 2020 \$1000) per person in any 12 consecutive months for speech pathologist, physiotherapy, chiropractor, and registered massage therapy.**

The above to replace any current provisions for paramedical services in our benefit plans excluding any provisions for clinical psychologist. Amend and delete provisions within the collective agreement to provide for the above.

3. Article 19.2(a)

Effective 30 days following the date of ratification, increase 13.5% to 14%. Effective July 1, 2020 increase 14% to 14.5%.

4. Adjustment Health Care Aide/Personal Support Worker wage rate as follows:

Effective July 1, 2019 a one-time adjustment of \$0.15/hour  
Effective July 1, 2020 a one-time adjustment of \$0.10/hour

5. Provide for a 3 year term commencing July 1, 2019 and ending June 30, 2022 with the following wage increases:

July 1, 2019 1.0%  
July 1, 2020 1.0%  
July 1, 2021 1.0%

Within 60 calendar days of ratification, a one-time lump sum payment of four hundred (\$400.00) less all applicable statutory deductions required by law (prorated for part-time employees and amount is not subject to percentage in lieu of receiving benefits or percentage in lieu of vacation pay as provided for under Article 19.2) shall be paid by the Corporation to all Unifor Local 302 bargaining unit members who are employed with the Corporation, and actively at work with the Corporation as at date of ratification. For employees not actively at work, these employees will receive the lump sum payment upon return to work provided that the return to work occurs within the term of the Collective Agreement and in any event is no later than June 30, 2022.

Submitted by the Corporation September 11, 2019 at approximately 5:45 PM

Effective July 1, 2020 a one-time lump sum payment of three hundred (\$300.00) less all applicable statutory deductions required by law (prorated for part-time employees and amount is not subject to percentage in lieu of receiving benefits or percentage in lieu of vacation pay as provided for under Article 19.2) shall be paid by the Corporation to all Unifor Local 302 bargaining unit members who are employed with the Corporation, and actively at work with the Corporation on July 1, 2020. For employees not actively at work, these employees will receive the lump sum payment upon return to work provided that the return to work occurs within the term of the Collective Agreement and in any event is no later than June 30, 2022.



July 16, 2019 at approximately 5:50 p.m.

AGREED TO ITEMS JULY 16, 2019

1. Amend Article 4 as follows:

...

A list of employees, **their phone numbers** and their addresses for and on whose behalf such deductions have been made shall also be forwarded.

2. Amend Article 14.01 as follows:

Employees shall not be required to work more than five (5) days consecutively except in the Engineering Section where it shall be not more than seven (7) days consecutively. For Full-time employees the Employer will provide the employees one weekend off (Saturday and Sunday) in every two (2) weeks. It is understood that a day is defined as that on which the majority of hours is worked **except when an employee in the RPN classification is working a night shift on a Friday, in such cases they will be considered to have worked on the Friday.**

3. Delete Article 14.10 (e)

4. Amend Article 14.1 (g)

The Employer will provide part –time employees one (1) weekend off (Saturday and Sunday) in every two (2) weeks, unless otherwise mutually agreed between the employee and employer. It is understood that a day is defined as that on which the majority of hours is worked **except when an employee in the RPN classification is working a night shift on a Friday, in such cases they will be considered to have worked on the Friday.**

5. Include language in the collective agreement that the Union Chairperson or designate will be provided with all job and line postings.

6. Amend Article 21.1(a) as follows:

...

The Employer shall notify the ~~Union monthly~~ **Union Chairperson or designate on a weekly basis** of all appointments involving current Union members making application for posted vacancies within the scope of the respective Bargaining Unit. **Such weekly notice will also be posted in the workplace.**

July 16, 2019 at approximately 5:50 p.m.

7. Change Schedule "A" to reflect PSW with the HCA classification

Corporation is agreeable to amending the classification of HCA in schedule A to reflect "Personal Service Worker/ Health Care Aide" with the understanding and acknowledgment of the parties that this amendment to the classification title is not a representation that those employees within the HCA classification who are not certified as a PSW have been deemed by the Corporation to be qualified/certified as a PSW.

Parties agree to replace Health Care Aide in the collective agreement with Personal Service Worker/Health Care Aide

8. Amend Article 12.3 as follows:

...

**Where two or more employees commence work for the Employer on the same day, the precedence in position on the seniority list will be determined by lottery. The Union Chairperson or designate and all affected employees must be present for the lottery, numbers will be drawn and sub-seniority dates established. The affected employees will sign a letter acknowledging their sub-seniority date.**

9. Article 19.1(h) – housekeeping

Permanent active employees and new permanent employees upon completion of probationary period will receive an income indemnity insurance (short term disability) under which insurance an employee who is sick and unable to work will be paid 60% of gross pay **or the weekly EI maximum, whichever is greater**, at the time of disability. Benefits will commence following a 44 **seven (7) day waiting period** (~~effective June 29, 2019, seven (7) day waiting period~~) or upon exhaustion of sick credits whichever is later and shall be paid for a maximum of 26 weeks. The Corporation will pay 100% of the premium and sick payment which will constitute the Employers *obligation* respecting the 5/12 portion of the UIC premium reduction rebate owing to employees. Effective June 1, 2002 Short Term Disability benefit will increase to 66 2/3% of gross pay at the time of disability.

10. Letters of Understanding – renew the following and add a single page for sign off of the letters of understanding:

- Format of Collective Agreement
- Education Leave
- Resident Abuse
- Women's Advocate
- Outbreaks in the Workplace
- Diversity and Inclusion

July 16, 2019 at approximately 5:50 p.m.

11. LOU re: Regular Part time and Casual Part Time

- delete paragraph #4 (housekeeping)

12. Renew LOU Call-in Guidelines and the parties agree that the current Pilot Project regarding text messaging for call-ins will continue using the same parameters and may be applied to all classifications within the bargaining unit. The parties acknowledge that if the Pilot is successful, they are agreeable to entering into an agreement.

13. Amend LOU Temporary Full Time Hours as follows:

Notwithstanding the criteria of Article 22 of the Collective Agreement, opportunities for temporary full-time hours during the summer months (mid June to mid September) will be made available for the following Nursing positions: ~~4~~ **15** HCAs (**PSWs**), ~~4~~ **6** RPNs, 2 Dietary Aides, 2 Housekeeping Aides, 2 Laundry Aides and 1 Cook.

These vacancies will be filled by using the rotating seniority list as outlined in Article 22. These opportunities will be made available to cover full-time staff while they are on vacation over the summer months.

Successful incumbents will only be eligible for one week (5 days) of vacation during the summer months in which they are working in the temporary full time position.

~~This letter of understanding will apply for the duration of the Collective Agreement between the parties commencing July 1, 2004.~~

July 16, 2019 at approximately 5:50 p.m.

Housekeeping

- Update titles within the collective agreement and delete past effective dates
- Change pronouns from s/he, him/her to they/their
- Add index page

Signed this 16 day of July, 2019

For Unifor:

Mary Rymal  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

For the Corporation:

[Signature]  
[Signature]  
Kimberly A. Bennett  
[Signature]  
[Signature]  
[Signature]

Submitted by the Corporation July 17, 2019 at approximately 4 p.m.

AGREED TO ITEMS - July 17, 2019

1. Delete Article 21.01 (b) and (c) and replace with the following:

**Where vacancies are posted for positions within the Full-time and Part-time units, consideration will be given to applications from both Full-time and Part-time employees to fill such vacancies. The seniority of applicants will be observed for such purposes provided the senior applicant possesses the necessary qualifications and ability to perform the work available. If there is no successful applicant within the bargaining units, the Home may consider persons outside the bargaining units.**

Amend any other provisions of the collective agreement to give effect to the above agreement

2. LOU re: Emergency Call-in List – amend numbers as set out in proposal

Amend as follows:

- Amend paragraph 2 as follows:

The following classifications will be limited to the specified numbers of workers to be placed on the list:

Housekeeping	3 7 workers
Laundry	2 5 workers
Activities	4 3 workers
Cooks	2 workers
Dietary Aide	4-7 workers
Kitchen Help	4- 5 workers
<b>Personal Support Worker/Health Care Aide</b>	<b>4- 7 workers</b>
Maintenance	2 workers

Submitted by the Corporation July 17, 2019 at approximately 4 p.m.

- Amend paragraph 3 as follows:

A part time worker may be placed on ~~one list only~~ no more than 2 (two) lists, and cannot be placed on the list for her/his own classification.

**For Unifor:**

Mary Rymal  
Jude  
Dani Lub  
~~[Signature]~~  
~~[Signature]~~  
~~[Signature]~~  
Revered

**For the Corporation:**

Kimberly A. Lovett  
James Brown  
He [Signature]  
~~[Signature]~~

AGREED TO ITEMS - September 10, 2019

1. New LOU

New LOU to provide as follows:

Notwithstanding Article 23.0 and Article 23.1, the parties agree that for the term of this Collective Agreement, for those employees who are required to wear uniforms, these employees shall be provided with a uniform allowance commencing in 2020 as follows:

- Two hundred dollars (\$200) per year for full time employees actively at work who are required to wear a uniform, to be paid in two installments of one hundred dollars (\$100) in May and November each year;
- Ten cents (\$0.10/hour) for part time employees who are required to wear a uniform paid biweekly.

The parties agree that the payment of the uniform allowance for full time employees shall be prorated based on completed months of service. For clarity, employees who are on an *Employment Standards Act* leave are considered to be actively at work.

2. New provision

Where an RN is absent from their normal shift, and the Employer temporarily assigns an RPN to carry out some additional responsibilities of the absent RN for a period in excess of half (1/2) shift, the employee shall receive an allowance of ten (\$10.00) for each shift from the time of assignment. In any event, an RPN will not be temporarily assigned to carry out such additional responsibilities on the night shift.

3. Benefits for employees over age 65

Parties agree that all provisions of Article 19 will apply to employees age 65 and over including any age limitations as specified including Long Term Disability coverage under Article 19.1 (h) and under Article 19.1 (c) group life insurance plan.

4. NEW LOU – Summer Students - PSW

**WHEREAS** the Corporation may offer temporary full time hours for up to 15 Personal Support/Health Care Aides positions in accordance with letter of Understanding re: Temporary Full Time Hours;

**AND WHEREAS** the Union has agreed that the Corporation may seek individuals outside the bargaining unit to temporarily work as PSW/HCA from May 1 to mid-September;

**NOW THEREFORE** the parties agree as follows:

1. The Corporation may seek to employ individuals outside of the bargaining unit to work either full time temporary hours (in accordance with paragraph 3) or part time casual temporary hours in the HCA classification up to a maximum of 15 positions.
2. The parties agree that individuals employed in accordance with paragraph 1 above shall be hired as casual part time employees but for a fixed term starting no earlier than May 1 and ending no later than mid-September.
3. The parties agree that individuals who are hired in accordance with paragraph 2 above may be assigned to temporary full time hours for PSW/HCA as outlined in the LOU re: Temporary Full time Hours.
4. The parties agree that individuals hired under the terms of this Letter of Understanding will be considered as casual part time employees under the Collective Agreement. With the exception that Article 21 and Article 12.9 will not apply to individuals hired in accordance with paragraph 2.
5. The Corporation shall meet with the Union the first week of March of each year to discuss the number of Full-time and Part-time PSW/HCA to be off on vacation for the applicable vacation period. After the discussion, the Corporation will determine the number of Full-time and Part-time PSW/HCA to be off on vacation for the applicable vacation period and advise the Union.

5. Article 19.1(h)

Parties agree to update the wording of Article 19.1(h) as follows:

- (h) Permanent active employees and new permanent employees upon completion of probationary period will receive an income indemnity insurance (short term disability) under which insurance an employee who is sick and unable to work will be paid 60% of gross pay at the time of disability. Benefits will commence following a ~~14 day waiting period~~ (effective June 29, 2019, seven (7) day waiting period) or upon exhaustion of sick credits whichever is later and shall be paid for a maximum of 26













weeks. The Corporation will pay 100% of the premium and sick payment which will constitute the Employers obligation respecting the 5/12 portion of the UIC premium reduction rebate owing to employees. Effective June 1, 2002 Short Term Disability benefit will increase to 66 2/3% of gross pay at the time of disability.

6. Article 18.8 (e)

- (e) An employee on Parental Leave who is in receipt of EI Parental Leave benefits shall be paid a supplemental Employment Insurance benefit. That benefit will be equivalent to the difference between seventy-five percent (75%) of the employee's regular weekly earnings and the sum of the employee's weekly Employment Insurance benefits and any other earnings. **This benefit will be calculated as the difference between (i) seventy five percent (75%) of their regular weekly earnings and the sum of their weekly Employment Insurance benefits and any other earnings and (ii) the weekly employment Insurance benefit that is payable or would be payable to the employee without regard to any election by the employee to receive a lower EI benefit spread over a longer period of time as may be permitted under the Employment Insurance Act.** Such payment shall commence following the completion of the two week Employment Insurance waiting period and upon receipt by the Employer of the employee's Employment Insurance cheque stub as proof that the employee is in receipt of EI Parental Leave benefits, and shall continue while the employee is in receipt of such benefits **to a maximum of 35 weeks.**

The Parties agree to review Article 18 in light of the current *Employment Standards Act* and make any housekeeping amendments as mutually agreed to.

**For Unifor:**  
  
  
  
  


**For the Corporation:**  
  
  
  
  


Submitted by the Corporation September 11, 2019 at approximately at 5<sup>1</sup>PM

Richard  
Alake

Kimberly A. Burt

# Planning and Environment Committee

## Report

18th Meeting of the Planning and Environment Committee  
October 21, 2019

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

**ALSO PRESENT:** I. Abushehada, J. Adema, G. Barrett, M. Corby, M. Elmadhoon, D. FitzGerald, P. Kokkoros, A. Lockwood, H. Lysynski, H. McNeely, B. O'Hagan, M. Pease, L. Pompilii, M. Ribera, C. Saunders, M. Tomazincic 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: J. Helmer  
Seconded by: S. Turner

That Item 2.2 BE APPROVED.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.2 Zoning By-law Amendment - 3493 Colonel Talbot Road (OZ-9032)

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Local Planning Appeal Tribunal, received on July 23, 2019, submitted by Siskinds Law Firm, on behalf of 2219008 Ontario Ltd, relating to the Official Plan Amendment and Zoning By-law Amendment (OZ-9032) with respect to the application of 2219008 Ontario Ltd, relating to the property located at 3493 Colonel Talbot Road, the Local Planning Appeal Tribunal BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2019-D09)

#### 2.1 Draft City-Wide Urban Design Guidelines

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

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the City-Wide Urban Design Guidelines:

- a) the staff report dated October 21, 2019, entitled "Draft City-Wide Urban Design Guidelines" BE RECEIVED for information; and,

b) the DRAFT City-Wide Urban Design Guidelines appended to the staff report dated October 21, 2019 as Appendix “B” BE CIRCULATED to the London Development Institute, Urban League, London Homebuilders Association, London Area Planning Consultants, London Society of Architects, London Society of Landscape Architects, Consulting Engineers – London Chapter, London Area Construction Association, London Transit Commission, Urban Design Peer Review Panel, internal service areas, advisory committees and other relevant external agencies; it being noted that the feedback received through this consultation process will feed into revised City-Wide Urban Design Guidelines and an implementing Official Plan amendment that will be prepared for the consideration and approval of Municipal Council at a future Public Participation Meeting of the Planning and Environment Committee in the first quarter of 2020. (2019-D32)

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: M. Cassidy

That M. Wallace, Executive Director, London Development Institute, BE GRANTED delegation status at the October 21, 2019 Planning and Environment Committee meeting with respect to the draft City-Wide Urban Design Guidelines.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### **3. Scheduled Items**

3.1 Public Participation Meeting – Demolition Request for Dwelling on Heritage Listed Property - 6100 White Oak Road

Moved by: J. Helmer

Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property located at 6100 White Oak Road, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this dwelling; it being noted that the Islamic Cemetery of London property located at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London;

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation meeting record made an oral submission regarding these matters. (2019-P10D/R01)

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: M. Cassidy  
Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

3.2 Public Participation Meeting – Draft Plan of Vacant Land Condominium  
– 3400 Singleton Avenue (39CD-19510)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 1967172 Ontario Inc., relating to the property located at 3400 Singleton Avenue:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium by 1967172 Ontario Inc., relating to lands located at 3400 Singleton Avenue; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing Draft Approval of the proposed plan of vacant land condominium;

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

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: E. Holder  
Seconded by: M. Cassidy

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

### 3.3 Public Participation Meeting – 200 Callaway Road (SPA19-086)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by 2682207 Ontario Limited / Domus Developments (London) Inc., relating to the property located at 200 Callaway Road:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval by 2682207 Ontario Limited / Domus Developments (London) Inc., to permit the construction of a four storey, sixty unit apartment building, relating to the property located at 200 Callaway Road;

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing Site Plan Approval to permit the construction of a four storey, sixty unit apartment building, relating to the property located at 200 Callaway Road;

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

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

3.4 Public Participation Meeting – Not to be heard before 5:30 PM – 676-700 Beaverbrook Avenue and 356 Oxford Street West (OZ-9041)

Moved by: J. Helmer

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Summit Properties Ltd., relating to the property located at 676-700 Beaverbrook Avenue and 356 Oxford Street West:

a) the proposed by-law appended to the staff report dated October 21, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to amend the Official Plan by ADDING a policy to section 10.1.3 – Policies for Specific Areas to permit a total of 4,000m<sup>2</sup> of Office Space;

b) the proposed by-law appended to the staff report dated October 21, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R5/R7/R9/ Restricted Office (R5-5/R7\*D150\*H30/R9-7\*H30/RO2) Zone TO a Holding Residential R9 Bonus/Restricted Office Special Provision (R9-7\*B(\_)/RO2(\_)) Zone; it being noted that the Bonus Zone shall be implemented through one or more agreements to provide for 3 apartment buildings at a maximum density of 262 units per hectare with the northerly apartment having a maximum height of 18-storeys; it being further noted that the development must substantively implement the site concept plan and elevations appended to the staff report dated October 21, 2019 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design:

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

A) the inclusion of 6 podium townhouse units, along Beaverbrook Avenue providing a well-defined built edge and creating a positive public interface and human scale at street level;  
B) well-defined principle entrances to all of the apartment buildings;  
C) appropriate setbacks above the podium.  
D) a variety of building materials and building articulation to break up the massing of the building; and,  
E) purpose-designed amenity spaces on top of the 8-storey apartment building and parking structure;

ii) 2 levels of underground parking;

iii) Provision of Affordable Housing:

the provision of 20 "rent controlled" affordable housing units which will include 17 one-bedroom units and 3 two bedroom units with a minimum of 6 affordable units per apartment building. The affordable housing units shall be established by agreement at 90% of average market rent for a period of 20 years. An agreement shall be entered into with the Corporation of the City of London, to secure those units for this 20 year term and the term of the contribution agreement will begin upon the initial occupancy of the last subject bonused affordable unit on the subject site;

c) the proposed by-law appended to the staff report dated October 21, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to amend The London Plan to ADD a Specific Policy for The Rapid Transit and Urban Corridor Place Types to permit a maximum height of 18-storeys;

d) the request to amend the Official Plan to ADD a policy to section 10.1.3 – Policies for Specific Areas to permit a total of 4,500m<sup>2</sup> of Office Space BE REFUSED on the basis that the cumulative office gross floor area of this node will exceed 5,000m<sup>2</sup> which is inconsistent with the intent of the Office policies;

e) the request to amend The London Plan to ADD a Specific Policy for The Rapid Transit and Urban Corridor Place Types to permit 5,500m<sup>2</sup> of Office Space BE REFUSED for the following reasons:

i) the new policies of The London Plan have already increased the permissions for the amount of office space permitted within a development from 2,000m<sup>2</sup> in the 1989 Official Plan to 5,000m<sup>2</sup> when located within 100m of a transit station; it is considered premature to amend these policies which already increase the office space permissions before they have had an opportunity to be in force and effect;

ii) this potential increase could create a precedent for other transit stations creating the potential removal of office space from the downtown core;

f) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change to the regulation for density:

i) is minor in nature; and,

ii) continues to implement the building design consistent with the development design circulated with the Notices of Application and Public Meeting;

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

it being further noted that the Municipal Council approves clauses a), b) and c), inclusive, of this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2014;
- the recommended amendment is consistent with the in-force policies of The London Plan including, but not limited to, the Rapid Transit Corridor Place Type policies and the 1989 Official Plan policies;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard;
- the subject lands are located in a location where intensification can be accommodated given the existing municipal infrastructure, location on an arterial road and future rapid transit corridor along with the existing transit services in the area; and,
- the proposed development includes the provision of affordable housing which will be mixed throughout the north apartment building;



it being also noted that the Municipal Council refuses clauses d) and e), inclusive, of this application for the following reasons:

- on the basis that the cumulative office gross floor area of this node will exceed 5,000m<sup>2</sup> which is inconsistent with the intent of the Office policies;
- the new policies of The London Plan have already increased the permissions for the amount of office space permitted within a development from 2,000m<sup>2</sup> in the 1989 Official Plan to 5,000m<sup>2</sup> when located within 100m of a transit station; it is considered premature to amend these policies which already increase the office space permissions before they have had an opportunity to be in force and effect; and,
- this potential increase could create a precedent for other transit stations creating the potential removal of office space from the downtown core. (2019-D09)

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

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

##### 4.1 9th Report of the Advisory Committee on the Environment

Moved by: J. Helmer

Seconded by: P. Squire

That the following actions be taken with respect to the 9th Report of the Advisory Committee on the Environment, from its meeting held on October 2, 2019:

a) the expenditure of \$250.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED for R. Sirois to attend the 2019 Zero Waste Conference being held October 30-31, 2019; it being noted that the ACE has sufficient funds in its 2019 budget to cover this expense;

b) the expenditure of \$300.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED for D. Szoller to attend the 2019 Sustainability: Trans-disciplinary Theory, Practice and Action

Conference being held October 16-18, 2019; it being noted that the ACE has sufficient funds in its 2019 budget to cover this expense;

c) the attached 2019 Work Plan for the Advisory Committee on the Environment BE FORWARDED to the Municipal Council for approval; and,

d) clauses 1.1, 2.1, 3.1 to 3.3, inclusive, and 4.1 BE RECEIVED for information.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

4.2 10th Report of the London Advisory Committee on Heritage

Moved by: J. Helmer

Seconded by: M. Cassidy

That the following actions be taken with respect to the 10th Report of the London Advisory Committee on Heritage from its meeting held on October 9, 2019:

a) the following actions be taken with respect to the Public Meeting Notice, dated October 2, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough Road:

i) the Civic Administration BE REQUESTED to submit the Heritage Impact Assessment related to the above-noted Notice for the November 2019 meeting of the London Advisory Committee on Heritage (LACH); and,

ii) the above-noted Notice BE DEFERRED to the November 2019 meeting of the LACH;

b) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 6100 White Oak Road, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this dwelling; it being noted that the Islamic Cemetery of London property at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London; it being further noted that the presentation, from K. Gonyou, Heritage Planner, appended to the 10th meeting of the London Advisory Committee on Heritage, was received with respect to this matter;

c) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage supports the proposed wording and design of the signage for the Medway Valley Heritage Forest Environmentally Significant Area - Sunningdale Access Kiosk Sign, as appended to the agenda; and,

d) clauses 1.1, 3.1, 3.2, 3.4, 4.1, 5.3 and 6.1 BE RECEIVED for information.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential**

Moved by: S. Turner

Seconded by: E. Holder

The Planning and Environment 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 or board employees, including communications necessary for that purpose, with respect to the 2020 Mayor's New Year's Honour List.

Yeas: (6): A. Hopkins, J. Helmer, M. Cassidy, P. Squire, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

The Planning and Environment Committee convened, In Closed Session, from 4:37 PM to 4:42 PM.

**7. Adjournment**

The meeting adjourned at 5:59 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Demolition Request for Dwelling on Heritage Listed Property – 6100 White Oak Road

- *(Councillor J. Helmer expressing appreciation for the report; believing the evaluation is very good; agreeing with the recommendation that this one should let it go.)*

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – Draft Plan of Vacant Land Condominium – 3400 Singleton Avenue 39CD-19510

- *(Councillor S. Turner indicating that on the location map, on the parcel, it shows a perhaps a water feature but he is not sure what that feature is as it is hard to see, you can see the shadowing on it.);* Mr. L. Pompilii, Manager, Development Planning, responding that there is no identified water feature on this site; what is depicted in the aerial is puddling water from the adjacent construction work which is typical in this area but there is no identified wetland within this block.); *(Councillor S. Turner advising that in the report on location map 1.6, on the parcel, recognizing that when he looks at the aerial it looks like it is construction overflow but in the parcel map itself it actually has a delineated contour to it, it looks a little odd so he was wondering, it seems odd in its context of where it is that there would be any feature and that is why he is seeking clarification on it.);* Mr. M. Pease, Manager, Development Planning, responding that there was a subsequent minor variance that was associated with this application and that was a matter that was brought up at that time as well, the Ecologist did weigh in and identified to staff that there was no ecological value, which is what Mr. L. Pompilii's point was, more standing water related to the long-term development; adding to that further because he sees more questioning, it was long-standing and these things can get picked up by cartography, by mapping over the course of time and he is not sure if that answers the question, it is a Legacy subdivision as well so these things do get picked up given the age of the subdivision; *(Councillor S. Turner thank you, that is a bit more helpful, it does seem strange if it was just remnant water that staff would map it so that it was picked up by cartography in some way; appreciates that.)*
- *(Councillor A. Hopkins reiterating what staff said about it being a long-standing development in this area as well, it has been going on for a number of years.)*
- Kyle McIntosh, on behalf of the applicant, Ram Developments – advising that, first of all, he just wanted to quickly answer the question about the water on site, too; indicating that this property was used as a big pile of topsoil for multiple years from the subdivision and he thinks that the water that you see in behind the north and east of that pile is just localized water that was blocked when the big pile of topsoil was put there, so that was just a localized area of water pooling from construction activities; stating that he would like to say that they have been working on this project for over a year now, it does comply with the London Official Plan and also the current Official Plan and also the Zoning By-law; pointing out that some of the comments related provided by the public were with regards to why is this not being used as a park or a school, the site has been zoned for Medium Density for quite some time, at least a year now, and it was previously, the School Board is not interested in taking this as a school which is why it has been switched to Medium Density so that zoning is already in place for this development and the development does comply to the zoning.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – 200 Callaway Road (SPA19-086)

- Barbara Rosser, Planner retained by 2682207 Ontario Limited and she has Michael Mesha and Tyler Fletcher here as well who are the applicants in this matter; advising that they have reviewed the planning report and certainly feel it is detailed and there is not a lot that she can add to it; reiterating the opinions that are expressed with regard to Provincial Policy Statement consistency, conformity with the London Plan and the 1989 Plan and conformity with the Zoning By-law and she would just add that in the summer of 2019 there was a variance application that was circulated to the neighbours and so there was some notification at that time that this was the proposed development; regarding the items that are noted as outstanding she would just indicate to the Committee that a permit was submitted on October 10 to the Upper Thames River Conservation Authority for permission so that is in process; as was noted, the only outstanding engineering matter relates to stormwater management and that is under review by staff; the holding zone application has been submitted in September and they believe that this site plan approval and execution of the DA is the final requirement for the holding zone removal; hoping that by the end of the week we may be able to execute the Development Agreement and submit the security; hoping that these recommendations will go forward, both from the Committee and Council.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 676-700 Beaverbrook Avenue and 356 Oxford Street West (OZ-9041)

- *(Councillor S. Turner with respect to the interpretation of the 5,000m<sup>2</sup> within 100m of a transit station, there currently is not one; how do we square that peg.);* Mr. M. Tomazincic, Manager, Current Planning, responding that the reason we were able to make that interpretation is because there are images and maps in The London Plan which identify the Rapid Transit Corridor as well as those stations and so, while there is no physical rapid transit vehicle going down Oxford Street there are still locations for the offices prescribed in policy; *(Councillor S. Turner just in follow-up, those principles seem to be; perhaps he will save this for arguments and discussion.)*
- *(Mayor E. Holder maybe a more pointed question, if there was no rapid transit station would staff still have the same concerns with respect to the size of the office.);* Mr. M. Tomazincic, Manager, Current Planning, responding that there might be cause for more concern without the location of that transit stop, it is the transit station location that validates up to 5,000m<sup>2</sup> without that, in fact, they would probably be recommending less; *(Mayor E. Holder so it is a good thing the Plan has that in it then at least at this point in time; he can go either way on this; has there been discussion with the applicant with respect to the impacts of the size of office space allowed and determinations as to whether that project would proceed if it was of that size and magnitude versus the requested 5,500m<sup>2</sup>.);* Mr. M. Corby, Senior Planner, responding that they have had discussions with the applicant and they are here if you want them to speak to it about the amount of office space we are recommending; indicating that he does believe this works for their client, the use they are seeking to put in there is considered a public use and will not be affected by the gross floor area cap if they were to be below it or exceed it; *(Mayor M. Holder based on that comment he will wait to see if the applicant or their representative wishes to speak to that issue.)*
- Casey Kulchycki, Senior Planner, Zelinka Priamo Limited, representing Summit Properties Limited, the landowner and applicant for this proposed development - thanking staff and staff of Housing Development Corporation, we have met and consulted on this project over the last eight to ten months quite extensively with regards to the office space, affordable housing and other elements regarding urban design for the development and we have reviewed the staff report and we are in full agreement with the recommendation that is in front of you tonight; diving into the office space discussion a little bit, the current owner leases the office space currently on the property to the Local Health Integration Network (LHIN); pointing out that, as some of you may be aware, the Ford government is in the process of consolidating these LHIN's and prior to that announcement, this certain location was already crammed into their existing office space and they were looking to double it prior to that announcement, subsequent to the Ford announcement, LHIN is now looking to become a hub for the London area and surrounding area so they are actually looking to expand even beyond what they had initially thought they were going to require; relating to the location, while they understand staff's recommendation has always been for office space to be in the downtown core, LHIN's demanding client relations and day-to-day operations are not conducive to a downtown location which is why they are looking to expand at their current head office location at Beaverbrook Avenue and Oxford Street; so those LHIN's demands and requirements for the expansion were kind of the driving forces behind the proposed office space for this development; advising that through the consultation with staff, we were able to get LHIN into a Public Use designation which kind of relieves the pressure on the Official Plan Amendment requirement with regards to the office space which is why we were agreeable to the recommendation that is in front of you which is lesser than the amount than we were originally requesting.

**ADVISORY COMMITTEE ON THE ENVIRONMENT - 2019 WORK PLAN**

*(updated September 23, 2019)*

Project / Initiative & Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Actual Expenditure	Link to Strategic Plan	Status
<p><b><u>Waste</u></b></p> <p><b>Managing organic waste</b></p> <p>1. Review &amp; prioritize leading edge waste management systems that focus on waste as a resource technology (biogas, anaerobic digester, landfill gas recovery – e.g. Edmonton Waste Management Centre of Excellence)</p> <p>2. Follow the progress of City regarding development of a Resource Recovery Centre for London (invite staff members speak to ACE)</p> <p>3. Continue research into organic waste diversion. Examine other cities’ highly successful green bin programs (i.e. Toronto, Halton, Markham)</p> <p><b>Resource Recovery</b></p> <p>4. Monitor &amp; review on-going resource recovery initiatives.</p> <p><b>Landfill Expansion</b></p> <p>5. Monitor &amp; review on-going landfill expansion, including plan to get to 60% diversion.</p>	<p>Waste sub-committee</p>	<p>On-going</p>	<p>\$0</p>		<p>Building a Sustainable City 1-Robust Infrastructure D-Increase efforts resource recovery/ long-term disposal capacity/ reducing community impacts (p. 11 #1D)</p> <p>Building a Sustainable City 3-Strong and Healthy Environment D-Support resident/community driven initiatives... (p.12 #3D)</p> <p>Growing Our Economy 3-Local, Regional and Global Innovation B-Lead development of new ways to resource/energy recovery... (p. 17B)</p> <p>Leading in Public Service 3-Proactive Financial Management A – Well planned finances/limit burden on current and future rate payers. (p.21 #3A)</p>	<p>Received an excellent presentation and participated in an interactive discussion from Barry Orr, Sewer Outreach and Control Inspector – March 7, 2018</p> <p>Subsequent motion regarding the “Toilets Are Not Garbage Cans” stickers made at June 6, 2018 meeting.</p> <p>Received a presentation from Claudia Marsales, Senior Manager, Waste Management Services, City of Markham regarding Waste Management Options on June 6, 2018.</p> <p>Sub-committee members have attended the City Waste Management Work Group meetings on Landfill expansion discussions.</p> <p>The committee submitted a report to the Civic Works Committee regarding residential waste management issues July 4, 2018.</p> <p>Be mindful of the City’s declaration of a climate emergency in all approaches to waste reduction and diversion.</p>



Project / Initiative & Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Actual Expenditure	Link to Strategic Plan	Status
<p><b><u>Sustainability Commitment</u></b></p> <p>6. Request updates from Greg Barrett regarding Resiliency Strategic Plan status.</p> <p>7. Support further actions in regards to sustainability &amp; resiliency.</p>	Sustainability & Resiliency sub-committee	Remainder of 2019	\$0		Building a Sustainable City 3-Strong and Healthy Environment	
<p><b><u>Community Education</u></b></p> <p>8. Support community events directly and indirectly, as possible to increase awareness of environmental issues.</p> <ul style="list-style-type: none"> <li>Partner with London Public Library &amp; London Environmental Network to organize a second series of "Green in the City" talks</li> </ul>	ACE	November 2019	\$500		Strengthening Our Community  Building a Sustainable City  Growing Our Economy  Leading in Public Service	
<p><b><u>Renewable Energy</u></b></p> <p>9. Explore possibilities for hydro-electric along Thames River</p> <p>10. Explore solar energy on municipally-owned buildings</p> <p>11. Ensure that co-generation/local electricity generation initiatives do not negatively impact the City of London carbon-dioxide emissions targets and carbon footprint or compromise local air quality</p>	Energy sub-committee	Remainder of 2019	\$0		Building a Sustainable City  -Robust Infrastructure... Page 11, item 1B  -Strong & healthy environment...Page 12, item 3A thru F, 5B	
<p><b><u>Community Energy Action Plan</u></b></p> <p>12. Provide input on 2019 review.</p>	Energy Sub-Committee	Fall 2019	\$0		Building a Sustainable City  -Robust Infrastructure... Page 11, item 1B  -Strong & healthy environment...Page 12, item 3A thru F, 5B	

Project / Initiative & Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Actual Expenditure	Link to Strategic Plan	Status
<p><b><u>Built Environment</u></b></p> <p>13. Develop a draft green roof by-law</p>	Energy sub-committee		\$0		<p>Building a Sustainable City</p> <p>-Robust Infrastructure... Page 11, item 1B</p> <p>-Strong &amp; healthy environment...Page 12, item 3A thru F, 5B</p>	<ul style="list-style-type: none"> <li>Find out if City staff are already working on this by-law</li> </ul>
<p><b><u>City Budget</u></b></p> <p>14. Review and provide feedback on budget.</p>	ACE	November/December 2019	\$0		Leading in Public Service	<ul style="list-style-type: none"> <li>Budget consultations take place in December</li> </ul>
<p><b><u>Committee Member Education &amp; Development</u></b></p> <p>22. Assist ACE members with registration fees for conferences pertaining to ACE mandate</p>		October to December 2019	Maximum of \$1000		ALL	<ul style="list-style-type: none"> <li>Members who attend conferences with financial help from ACE will provide a written report about their findings to go on the next ACE agenda, and give a verbal report at the meeting.</li> </ul>

# Corporate Services Committee

## Report

20th Meeting of the Corporate Services Committee  
October 22, 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, G. Belch, B. Card, I. Collins, L.  
Livingstone, J. Logan, K. Scherr, J. Taylor, B. Westlake-Power,  
J. Wills

### 1. Disclosures of Pecuniary Interest

None.

### 2. Consent

Moved by: E. Holder

Seconded by: S. Hillier

That items 2.1, 2.2 and 2.4 to 2.7 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 Request for Proposal 19-01 Insurance and Risk Management Services

Moved by: E. Holder

Seconded by: S. Hillier

That, on the recommendation of the Manager III, Risk Management Division and the Managing Director, Corporate Services & City Solicitor and with concurrence by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to Request for Proposal (RFP) 19-01, Insurance and Risk Management Services:

a) the proposal submitted by Frank Cowan Company Limited, 75 Main Street North Princeton, ON N0J 1V0, at a total annual premium of \$2,235,546 (plus tax), BE ACCEPTED in accordance with the Procurement of Goods and Services Policy section 12.2 (b);

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts which are necessary in connection with the contract; and

c) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order relating to RFP19-01 in accordance with the Procurement of Goods and Services Policy section 20.1 (a).

### Motion Passed

#### 2.2 Annual Report Risk Management Services

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

That, on the recommendation of the Managing Director Corporate Services and City Solicitor and the Manager III, Risk Management Division, the staff report dated October 22, 2019 with respect to the Annual Report, Risk Management Services, BE RECEIVED; it being noted that the attached revised Appendix A was provided.

**Motion Passed**

2.4 By-law to Delegate Property Tax Appeals and Divisions with Respect to the Adjustment of Taxes and Payment in Lieu of Taxes

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

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 October 22, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to delegate property tax appeals and divisions made under sections 356, 357 (except for section 357(1)(d.1)), 357.1, 358, 359 and 359.1 of the *Municipal Act, 2001* S.O. 2001,c.25, as amended, to the City Treasurer or delegate in accordance with section 23.1 of the *Municipal Act, 2001* S.O. 2001,c.25, as amended.

**Motion Passed**

2.5 Appointments to the Joint Venture Management Committee for 4-Pad Arena Complex

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with respect to the Western Fair Association's appointments to the Joint Venture Management Committee for the 4-Pad Arena Complex, the Western Fair Association's (WFA) Chief Executive Officer, Director of Corporate Services, and the Director of Raceway & Grandstand, along with their Chief Operating Officer as an alternate representative BE APPROVED as WFA's nominees to the Joint Venture Management Committee.

**Motion Passed**

2.6 Expropriation of Land - Adelaide Street CP Rail Grade Separation Project

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation, on the advice of the Manager of Realty Services, the following actions be taken with respect to the Adelaide Street CP Rail Grade Separation Project:

a) approval BE GIVEN to the expropriation of land as may be required for

the Adelaide Street CP Rail Grade Separation Project, and that the following actions be taken in connection therewith:

- i) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority for the approval to expropriate the land required for Adelaide Street CP Rail Grade Separation Project;
- ii) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the Expropriations Act;
- iii) The Corporation of the City of London forward to the Chief Inquiry Officer any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and

b) the proposed by-law appended to the staff report dated October 22, 2019 as Schedule "B" BE INTRODUCED at the Council meeting on October 29, 2019 to authorize the above-noted action and to direct the Civic Administration to carry out all necessary administrative actions associated therewith.

**Motion Passed**

2.7 Report of the Federation of Canadian Municipalities Board of Directors Meeting - Waterloo and Kitchener, ON - September 10-13, 2019

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

That the communication from Councillor J. Morgan regarding the Federation of Canadian Municipalities Board of Directors meeting held September 10-13, 2019 in Waterloo and Kitchener, Ontario BE RECEIVED for information.

**Motion Passed**

2.3 Vacant/Excess Land Subclass Tax Reductions and Other Tax Policy Issues

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

That, on the recommendation of the Managing Director Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to vacant/excess land subclass tax reductions in the commercial and industrial property classes and other tax policies noted in the attached staff report:

a) the Minister of Finance BE REQUESTED to file the necessary regulation to eliminate the 30% municipal tax reductions on vacant commercial and industrial land and excess land in the City of London, beginning with the 2020 calendar year, in order that the City policy for these subclass reductions for municipal taxes will be the same as the Provincial policy for subclass reductions for education taxes that will be applicable in the year 2020;

b) the City Clerk BE DIRECTED to send the above-noted resolution to the Minister of Finance;

c) the property owners of vacant and excess land in 2019 BE ADVISED by the City Tax Office of the above-noted change in tax treatment, following the enactment of the required regulation by the Province;

d) the farmland tax ratio for 2020 BE MAINTAINED at the 2019 level; it being noted that a future Tax Policy for setting the farmland tax ratio will be reviewed after studying the effect of the Province-wide reassessment scheduled for the 2021 taxation year; and,

e) the City Clerk BE DIRECTED to notify the Agricultural Advisory Committee of the proposed Tax Policy change described in part d), above.

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

**Motion Passed (6 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

5.1 Corporate Services Committee Deferred Matters List

That the following action be taken with respect to the Corporate Services Committee Deferred Matters List as of October 11, 2019:

a) the Deferred Matters List BE AMENDED by removing item 1.1 - City of London involvement in partnerships with other cities; and

b) the balance of the List BE RECEIVED.

**Motion Passed**

Voting Record

Moved by: J. Helmer

Seconded by: E. Holder

That the Corporate Services Committee Deferred Matters List, BE AMENDED by removing item 1.1 - City of London involvement in partnerships with other cities.

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

**Motion Passed (6 to 0)**

Moved by: A. Kayabaga

Seconded by: J. Helmer

That the balance of the Deferred Matters list, as amended, BE RECEIVED.

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 Litigation/Potential Litigation/Solicitor-Client Privileged Advice**

A matter pertaining to litigation currently in the Ontario Court of Justice for the Province of Ontario affecting the municipality, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**6.2 (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 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 (ADDED) Land Acquisition/Solicitor-Client Privileged Advice/Position, Plan, Procedure, Criteria or Instructions 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.

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 1:00 PM to 1:47 PM.

**7. Adjournment**

The meeting adjourned at 1:48 PM.

# Cost of Risk 2009-2018

Category	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Insurance</b>	\$1,394,094	\$1,799,663	\$2,177,890	\$2,276,062	\$2,531,135	\$3,114,442	\$3,926,262	\$2,720,993	\$2,736,815	\$2,544,803
<b>Claims</b>	\$2,610,971	\$3,525,213	\$2,995,152	\$1,585,103	\$2,826,200	\$3,465,870	\$2,342,697	\$1,229,972	\$1,327,127	\$1,271,414
<b>Admin</b>	\$378,775	\$390,399	\$393,854	\$407,600	\$394,505	\$387,339	\$403,867	\$411,914	\$425,305	\$423,115
<b>Open Claims</b>	0	3	2	10	12	15	13	18	17	51

Data captured Sept 27 2019

**Annual Average over 10 years**

Insurance	\$2,522,216
Claims	\$2,317,972
Admin	\$401,667
<b>Cost of Risk</b>	<b>\$5,241,855</b>

2019	
Insurance	\$2,579,625
Claims	\$197,362
Admin	\$445,000
Open claims	188

Households 180,000  
Annual cost per household  
 \$29

\*2019 IS NOT INCLUDED IN ANNUAL AVERAGE TOTALS



# Civic Works Committee

## Report

14th Meeting of the Civic Works Committee  
October 22, 2019

PRESENT: Councillors P. Squire (Chair), S. Lewis, S. Lehman, E. Pelozza

ABSENT: M. van Holst, Mayor E. Holder

ALSO PRESENT: T. Copeland, A. Dunbar, J. Fleming, K. Graham, J. Kostyniuk, D. MacRae, S. Maguire, S. Mathers, M. McKillop, K. Oudekerk, A. Rozentals, K. Scherr, J. Stanford, J. Taylor, D. Turner, T. Wellhauser, B. Westlake-Power

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Lehman

Seconded by: E. Pelozza

That Items 2.1 to 2.12 BE APPROVED.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and E. Pelozza

Absent: (2): M. van Holst, and E. Holder

**Motion Passed (4 to 0)**

#### 2.1 9th Report of the Transportation Advisory Committee

Moved by: S. Lehman

Seconded by: E. Pelozza

That the 9th Report of the Transportation Advisory Committee, from its meeting held on September 24, 2019, BE RECEIVED.

**Motion Passed**

#### 2.2 Amendments to the Traffic and Parking By-law

Moved by: S. Lehman

Seconded by: E. Pelozza

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 October 22, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019, for the purpose of amending the Traffic and Parking By-law (PS-113). (2019-T08)

**Motion Passed**

2.3 Basement Flooding Grant Program - By-Law Amendment

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

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 October 22, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019, to amend By-law No. A.-7562-160, being "A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law" by deleting Schedule "A" to the by-law and by replacing it with a new Schedule "A" to clarify language and terminology within the by-law and revise the funding upset limits to account for inflation. (2019-D03/F11A)

**Motion Passed**

2.4 Appointment of Consulting Engineer, Design and Construction - Administration Services - Pottersburg Pumping Station Construction

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

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the assignment of consulting services for the design and construction administration of the new Pottersburg Transfer Pumping Station:

- a) AECOM Canada Ltd. BE APPOINTED Consulting Engineers in the amount of \$480,303.25, including 15% contingency, excluding HST, based upon the Fee Guideline for Professional Engineering Services, recommended by the Ontario Society of Professional Engineers; and 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" as appended to the staff report dated October 22, 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**

2.5 Service Level Agreement Renewal with London Hydro for Water Meter Reading and Water and Sewer Billing

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

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 October 22, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to:

- a) approve a Service Level Agreement between The Corporation of the City of London and London Hydro Inc. for the management and operation of the meter reading, billing, collections and customer service for the City's water and sewer accounts by London Hydro Inc.;
- b) authorize the City Engineer to execute the above-noted Agreement; and,
- c) authorize the City Engineer to undertake all administrative acts that are necessary in connection with the above-noted Agreement. (2019-L04A/F02)

**Motion Passed**

## 2.6 Local Improvement Initiation - Blakie Road

Moved by: S. Lehman

Seconded by: E. Pelosa

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the design and construction of a sanitary sewer, watermain, and road extension as part of the Local Improvement Program, on initiation, for Blakie Road:

- a) the City Clerk BE AUTHORIZED to proceed under the provisions of the Municipal Act, 2001, O. Reg 586/06 with the publishing of the Municipal Council's intention to undertake these works in accordance with the following estimated cost of \$2,410,000 excluding HST, to be allocated as follows:
  - Owner's Share: \$1,810,000
  - City of London Share: \$600,000
- b) the proposed by-law, as appended to the staff report dated October 22, 2019, BE INTRODUCED at the Municipal Council meeting to be held on October 29, 2019 to:
  - i) authorize The Corporation of the City of London to undertake the work as a local improvement pursuant to section 5 of Ontario Reg. 586/06 under the Municipal Act, 2001;
  - ii) approve the estimated cost of the Work of \$2,411,910.00;
  - iii) approve the owners' share of the cost of the Work being 75% of the estimated cost in the amount of \$1,808,932.50 comprising of the estimated special charge per metre of frontage of \$1,003.25;
  - iv) approve the Corporation's share of the cost of the Work being 25% of the estimated cost in the amount of \$602,977.50; and,
  - v) authorize the Managing Director of Environmental and Engineering Services and City Engineer to prepare all necessary plans, specifications and reports required for and to supervise the construction of the Work;
- c) the funding for this project BE APPROVED in accordance with the "Local Improvement Report" as appended to the staff report dated October 22, 2019; and,
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2019-D24)

**Motion Passed**

2.7 East London Sanitary Servicing Study - Municipal Class Environmental Assessment - Issuance of Addendum

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

That, on the recommendation of the Managing Director Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the East London Sanitary Servicing Study:

- a) the proposed addendum to the East London Sanitary Servicing Study BE ACCEPTED in accordance with the Schedule 'B' Municipal Class Environmental Assessment process requirements;
- b) a Notice of Addendum BE FILED with the Municipal Clerk; and,
- c) a Master Plan Revision Report for the East London Sanitary Servicing Study BE PLACED on public record for a 30-day review period. (2019-E05)

**Motion Passed**

2.8 2019-2023 Corporate Energy Conservation and Demand Management (CDM) Plan

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

That, on the recommendation of the Managing Director, Environment and Engineering Services and City Engineer and Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the 2019-2023 Corporate Energy Conservation and Demand Management (CDM) Plan BE APPROVED and posted on the City's Corporate Energy Management website as per the requirements of the Ontario Ministry of Energy, Northern Development and Mines under the Electricity Act, 1998 (Former Green Energy Act, 2009). (2019-E17)

**Motion Passed**

2.9 2018 Community Energy Use and Greenhouse Gas Emission Inventory and Update on the Development of the 2019-2023 Community Energy Action Plan

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated October 22, 2019, entitled "2018 Community Energy Use and Greenhouse Gas Emission Inventory and Update on the Development of the 2019-2023 Community Energy Action Plan":

- a) the above-noted report BE INCLUDED as one of many informational and technical sources to assist in further reducing fossil fuel energy use and increasing climate change actions, as per the City's Climate Emergency Declaration, and become a central document as part of the community engagement process for the development of the 2019-2023 Community Energy Action Plan starting in November 2019; it being noted that City staff are preparing additional details with respect to the City's Climate Emergency Declaration; and,

b) the above-noted report BE CIRCULATED to the Advisory Committee on the Environment, Transportation Advisory Committee, Cycling Advisory Committee, Trees and Forestry Advisory Committee, Agricultural Advisory Committee and Environmental and Ecological Planning Advisory Committee for their information. (2019-E17)

**Motion Passed**

2.10 Contract Award RFP 19-27 - Advanced Traffic Management System (ATMS) And Traffic Signal Controllers

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the procurement of an Advanced Traffic Management System and new traffic signal controllers:

- a) Parsons Corporation, BE APPOINTED the Contractor to complete the project, in the amount of \$4,425,695.91 (excluding HST) in accordance with Section 12.2(b) of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the staff report dated October 22, 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 with the Contractor for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T07)

**Motion Passed**

2.11 Nomination to the Lake Erie Region Source Protection Committee

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, that Lloyd Perrin, Director of Asset Management and Development, Municipality of Central Elgin BE NOMINATED as the City of London's selection for the municipal representative for the Lake Erie Region Source Protection Committee. (2019-E13)

**Motion Passed**

2.12 Proposed Expansion of the W12A Landfill Site - Updated Environmental Assessment Engineering Consulting Costs

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

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 various Consulting Engineers for the Individual Environmental Assessment process for the proposed expansion of the W12A Landfill:

- a) AECOM Canada Ltd. BE APPOINTED to carry out additional biology studies as part of the Individual Environmental Assessment process for the proposed expansion of the W12A Landfill, in the total amount of \$9,500, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) Dillon Consulting Ltd. BE APPOINTED to carry out additional hydrogeology studies and Aboriginal consultation as part of the Individual Environmental Assessment process for the proposed expansion of the W12A Landfill, in the total amount of \$79,800, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) Golder Associates Ltd. BE APPOINTED to carry out additional atmosphere studies, refinement of various study parameters and additional Aboriginal consultation as part of the Individual Environmental Assessment process for the proposed expansion of the W12A Landfill, in the total amount of \$44,000, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- d) the financing for the work identified above BE APPROVED in accordance with the "Sources of Financing Report" as appended to the staff report dated October 22, 2019;
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work; and
- f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-E07A)

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 9th Report of the Cycling Advisory Committee

Moved by: S. Lehman

Seconded by: E. Pelosa

That the 9th Report of the Cycling Advisory Committee, from its meeting held on September 18, 2019, BE REFERRED to the Civic Administration for consideration and action, as appropriate.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and E. Pelosa

Absent: (2): M. van Holst, and E. Holder

**Motion Passed (4 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

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

That the Deferred Matters List as at October 11, 2019, BE RECEIVED; it being noted that item 8 will be updated to include a Q1 2020 report back.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and E. Pelozá

Absent: (2): M. van Holst, and E. Holder

**Motion Passed (4 to 0)**

5.2 (ADDED) 10th Report of the Cycling Advisory Committee

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

That the following actions be taken with respect to the 10th Report of the Cycling Advisory Committee (CAC), from its meeting held on October 16, 2019:

a) the following actions be taken with respect to the 2019 CAC Work Plan:

i) the following expenditure from the 2019 CAC budget BE APPROVED to promote community cycling engagement:

A) \$500.00 for bicycle safety light kits; and,

B) \$300.00 for bicycle safety bells;

ii) the 2019 CAC Work Plan BE DEFERRED to the next meeting of the CAC; and,

b) the remaining clauses of the above-noted CAC report BE REFERRED to the Civic Administration for consideration and action, as appropriate.

Yeas: (4): P. Squire, S. Lewis, S. Lehman, and E. Pelozá

Absent: (2): M. van Holst, and E. Holder

**Motion Passed (4 to 0)**

**6. Adjournment**

The meeting adjourned at 4:39 PM.

Bill No. 403  
2019

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 29<sup>th</sup> 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 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019



Bill No. 404  
2019

By-law No. A.-7562(\_\_)-\_\_\_\_

A by-law to amend By-law No. A.-7562-160, as amended, being “A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law” by deleting Schedule “A” to the By-law and by replacing it with a new Schedule “A” to clarify language and terminology within the By-law and revise the funding upset limits to account for inflation.

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 107 of the *Municipal Act, 2001* provides that a municipality may make grants to any person, group or body, including a fund, for any purpose that council considers to be in the interests of the municipality;

AND WHEREAS section 107 of the *Municipal Act, 2001* provides that a municipality’s power to make grants includes the power to make a grant by way of loan and to charge interest on the loan;

AND WHEREAS on May 16, 2017 Municipal Council of The Corporation of the City of London passed By-law No. A.-7562-160, being “A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law, to provide grants to certain Owners of residential semi-detached dwellings, single detached dwellings and duplex dwellings, to Condominium Corporations for units used for residential purposes, and to Non-Profit Housing Co-operatives, to disconnect the Footing Tiles (weeping tiles or foundation drains) from either the sanitary or storm sewer, and install a sump pump system for disposal of Footing Tile water to a suitable outlet other than the sanitary sewer system;

AND WHEREAS it is deemed appropriate to amend By-law No. A.-7562-160 by deleting Schedule “A” to the By-law and by replacing it with a new Schedule “A” to clarify language and terminology within the By-law and revise the funding upset limits to account for inflation;

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

1. By-law No. A.-7562-160, as amended, being “A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law” is hereby amended by deleting Schedule “A” to the By-law and by replacing it with a new Schedule “A”, attached Schedule “A” to this by-law.
2. The short title of this by-law is “Basement Flooding Grant Program By-law”.
3. That this by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on October 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

## Schedule “A”

### City of London Basement Flooding Grant Program Guidelines

#### Purpose

- To provide a grant to Residential Homeowners, Condominium Corporations for units used for residential purposes, and to non-profit housing co-operatives, with residential buildings built prior to 1985, who may have experienced basement flooding, or who are in an area likely to experience basement flooding, due to sanitary sewer surcharging in their basements, and who subsequently install eligible Approved works to reduce the likelihood of flooding, in particular the discharge of redirected Footing Tile water to a suitable outlet other than the sanitary sewer system, in accordance with this By-law.
- To provide a grant to Residential Homeowners who have experienced significant sump pump surface discharge issues including, but not limited to, surface erosion, icing on City sidewalks and/or streets and who lack suitable discharge alternatives on their Property to comply with the Drainage By-law WM-4 (subject to the discretion of the City Engineer), and who subsequently install eligible Approved works to alleviate these discharge issues (storm Building Sewer and Private Drain Connection to a suitable municipal storm sewer system), in accordance with this By-law.

#### Definitions

“*Approved*” means acceptable works meeting Ontario Building Code and Canadian Standards Association product and installation requirements, as well as manufacturer installation requirements.

“*Building Sewer*” means the private portion of the sanitary or storm service lateral for a private drainage or plumbing system (regulated by the Ontario Building Code) which conducts effluent to a Private Drain Connection.

“*City Engineer*” means the Managing Director, of Environmental and Engineering Services and City Engineer, or designate.

“*Condominium Corporations*” means condominium corporations under the *Condominium Act, 1998* for units used for residential purposes.

“*Footing Tile*” means the building foundation drain or weeping tile for a dwelling.

“*Non-Profit Housing Co-operatives*” means a non-profit housing co-operative under the *Co-operative Corporations Act*.

“*Dwelling Unit*” has the same meaning as contained in the City’s Zoning By-law.

“*Owner*” means an Owner in fee simple under the *Land Titles Act*, R.S.O. 1990, c. L.5.

“*Private Drain Connection*” or “P.D.C.” means the public/municipal portion of the sanitary or storm service lateral which joins the private building sewer to a City sewer main and which is upon lands that are either owned by the City or subject to a sewer easement in favour of the City.

“*Professional Engineer*” or “*Engineer*” means a person who holds an Ontario license or temporary license under the Professional Engineers Act, O. Reg 941/90 and O. Reg 260/08.

“*Property*” means a separate parcel of land which has been assigned a Property identifier under section 141 of the *Land Titles Act*, R.S.O. 1990, c. L.5.

“*Residential Homes*” means residential semi-detached dwelling, single detached dwelling and duplex dwelling, as defined in the City’s Zoning By-law.

## **Funding**

This Program will be funded in an amount determined by Council at its sole discretion from time to time. Grant commitments will be provided subject to funding availability as determined by Council at its sole discretion from time to time.

### **A. Eligible Work – Residential Homes**

1. For Residential Homes approved through the City's Basement Flooding Grant Program in writing, upon completion of the installation and subject to funding being available in the yearly budget allocation for this purpose, the City may pay to the Owner up to 90% of the demonstrated eligible construction costs established as follows:
  - (i) up to a maximum of \$2,500.00 for out-of-pocket expenses to disconnect the existing Footing Tiles (when they are connected to the sanitary or storm system inside the basement) and direct to an Approved sump pit and pump (to discharge to a suitable outlet other than the sanitary sewer, in accordance with Drainage By-law WM-4), in the case where Footing Tiles previously drained to the sanitary sewer, or previously drained by gravity to the storm sewer;
  - (ii) up to a maximum of \$3,300.00 for out-of-pocket expenses to disconnect the existing Footing Tiles (when they are connected to the sanitary or storm Building Sewer outside the basement) and direct to an Approved sump pit and pump (to discharge to a suitable outlet other than the sanitary sewer, in accordance with Drainage By-law WM-4), in the case where Footing Tiles previously drained to the sanitary sewer, or previously drained by gravity to the storm sewer;
  - (iii) up to a maximum of \$1,200.00 for out-of-pocket expenses when an Approved sump pump battery backup is installed in a Residential Home, in combination with the installation of an Approved sump pit and pump, as part of the grant program works and a current application. (A sump pump battery backup for an existing sump pump is not eligible for funding);
  - (iv) up to a maximum of \$3,300.00 or out-of-pocket expenses to disconnect private catchbasins or drains on, or adjacent to, a driveway or garage that drain storm runoff from a reverse grade driveway, and direct to an Approved sump pit and pump (to discharge to a suitable outlet other than the sanitary sewer, in accordance with Drainage By-law WM-4), where the private catchbasins or drains were previously connected to the City's sanitary sewer;
  - (v) up to a maximum of \$1,300.00 for out-of-pocket expenses when an Approved backwater valve is installed in a semi-detached or single detached dwelling (in accordance with the Ontario Building Code) in combination with the installation of an Approved sump pit and sump pump, and provided that the backwater valve is serving only one dwelling unit; the installation of a backwater valve is recommended with Footing Tile disconnection for either (i) or (ii) and is subject to the City Engineer's discretion;
  - (vi) up to a maximum of \$1,300.00 for out-of-pocket expenses when an Approved backwater valve is installed in a semi-detached or single detached dwelling (in accordance with the Ontario Building Code) that does not have Footing Tiles due to age of construction, but is located in an area where sanitary sewer surcharging presents a potential risk, subject to the City Engineer's discretion, and provided that the backwater valve is serving only one Dwelling Unit. If Footing Tiles do not exist, or are not connected to the sanitary main drain or Building Sewer, the licensed plumber/drainage contractor must verify this in writing based on a camera/video inspection;
  - (vii) up to a maximum of \$1,300.00 for out-of-pocket expenses when an Approved backwater valve is installed in a semi-detached or single

detached dwelling (in accordance with the Ontario Building Code) that is located in an area where sanitary sewer surcharging presents a potential risk, subject to the City Engineer's discretion, and provided that the backwater valve is serving only one Dwelling Unit. The Footing Tiles must have an appropriate outlet, other than the sanitary sewer, in accordance with Drainage By-law WM-4;

- (viii) up to a maximum of \$4,600.00 for out-of-pocket expenses incurred when, in lieu of an Approved backwater valve being installed with the sump pit and pump, an Approved sewage ejector and holding tank is installed along with interior plumbing modifications to accommodate for the discharge of effluent from basement plumbing fixtures to the sanitary sewer system;
  - (ix) up to a maximum of \$7,000.00 for out-of-pocket expenses for the construction of a storm lateral, which includes a storm Private Drain Connection (P.D.C.) (within the City road allowance or within a City easement) and a storm Building Sewer on private property, to convey the Owner's pumped Footing Tile water from the dwelling unit to the municipal storm sewer;
  - (x) Up to a maximum of \$1,850.00 for out-of-pocket expenses to construct a storm Building Sewer on private Property from the Dwelling Unit and extending it to an existing storm P.D.C. within the City road allowance or within a City easement to convey Owner's pumped footing tile water to the municipal storm sewer; and
  - (xi) the works of either items (ix) or (x) are possible provided that there is a suitable municipal storm sewer outlet available for the Owner's Property, subject to the discretion of the City Engineer.
2. The demonstrated eligible construction costs include the fees to obtain a Building/Plumbing Permit for the eligible works and/or a Work Approval Permit, and efforts to coordinate inspection(s) identified in the permit, to achieve completed, Approved works that pass inspection(s) in full.
  3. The City assumes no liability whatsoever relating to the work undertaken by the Owner.
  4. The Owner must execute an appropriate liability release document (Page 2 of the Basement Flooding Grant Program application form), approved by the City's Risk Management Division and the City Solicitor's Office.
  5. Eligibility for this grant will be based on a demonstrable need for such work, as determined solely by the City Engineer.
  6. Also available for Residential Homeowners, upon completion of the installation of the eligible works and subject to grant funding being available in the yearly budget allocation for this purpose, the City will loan to the applicant Owner the remainder of the demonstrated eligible construction costs established as above. This loan is to be paid back to the City in ten equal annual instalments, including interest, in accordance with the annual 10-year financing rate for local improvements.
  7. Remediation or renovation works required by the homeowner in relation to these works are not eligible for grant or loan funding.

**B. Eligible Work – Condominium Corporations, and Non-Profit Housing Co-operatives**

1. For Condominium Corporations, and Non-Profit Housing Co-operatives approved through the Basement Flooding Grant Program in writing upon completion of the installation and subject to funding being available in the yearly budget allocation for this purpose, the City may pay to a Condominium Corporation, or Non-Profit Housing Co-operative up to 90% of the demonstrated cost established as follows:
  - (i) up to a maximum of \$3,000.00 for out-of-pocket expenses for an Engineering Report, which is subject to the City Engineer's approval, and the consulting engineer's written confirmation that works have been completed in accordance with the final Engineering Report; and
  - (ii) up to a maximum of \$2,000.00 per impacted unit (Condominium Corporation or Non-Profit Housing Co-operatives), where eligible works are proposed and installed, or for units that will directly benefit from these eligible works for out-of-pocket expenses including Approved sump pit and sump pump systems, and Approved sanitary backflow prevention systems.
2. Any grants provided to Condominium Corporations or Non-Profit Housing Co-operatives will be payable only if the entirety of the eligible works in the final Engineering Report are implemented.
3. Any grants provided to the Condominium Corporations or Non-Profit Housing Co-operatives which have existing Footing Tile connections to the City's sanitary sewer will be approved only if those Footing Tiles are disconnected (and discharged to a suitable outlet other than the sanitary sewer, in accordance with Drainage By-law WM-4). Any units which would continue to have footing tiles connected to the City's sanitary sewers are not eligible for grant funding.
4. The demonstrated eligible construction costs include the fees to obtain a Building/Plumbing Permit for the eligible works and or a Work Approval Permit, and efforts to coordinate inspection(s), identified in the permit, to achieve completed, Approved works that pass inspection(s) in full.
5. The City assumes no liability whatsoever relating to the work undertaken by the Condominium Corporation, or Non-Profit Housing Co-operative.
6. The Condominium Corporation, or Non-Profit Housing Co-operative must execute an appropriate liability release document, approved by the City's Risk Management Division and the City Solicitor's Office. The individual unit Owners must also sign a separate liability release document.
7. Eligibility for this grant will be based on a demonstrable need for such work, at the sole discretion of the City Engineer.

**C. Eligibility for Grant**

1. The applicant(s) for the grant must meet the following criteria in order to qualify for the Program:
  - (i) must be the Owner(s) of the Residential home, a Condominium Corporation, or a Non-Profit Housing Co-operative;
  - (ii) has not commenced any construction works they are applying for grant funding for prior to grant approval; and
  - (iii) the Owner(s), Condominium Corporation, or Non-Profit Housing Co-operative must meet all conditions of this Program.
2. Approval of all grant applications is also subject to availability of funding at any given time, as determined solely by Council.

3. Non-residential properties, including but not limited to, institutional, industrial, and commercial properties are not eligible for this Program.

**D. Eligibility for Loan**

1. The residential applicant(s) must meet the following criteria in order to qualify for the loan
  - (i) must be the Owner(s) of the Residential home and must have been approved in writing for a grant through this By-law and have expressed an interest in a loan;
  - (ii) all property taxes must be paid in full at the time of application and throughout the loan process; and
  - (iii) all registered owner(s) must complete and sign the Loan Agreement.
2. Approval of all loan applications is also subject to availability of funding at any given time, as determined solely by Council.
3. Condominium Corporation and Non-Profit Housing Co-operatives are not eligible for a loan.

**E. Grant and Loan Details**

1. Grants and loans will not be available to cover any other associated ineligible costs including, but not limited to, restoration, renovation, landscaping costs etc.
2. The maximum amount of each grant and loan will be determined in each case by the City Engineer, based on the City Engineer's determination of the reasonable cost and scope of the proposed work. Grant and loan applications will be processed in chronological order based on the date of receipt of applications, at the discretion of the City Engineer.
3. Grant approvals will be valid for six (residential) or nine (condominium corporations and non-profit housing co-operatives) months and will expire if the work is not completed within that time period (unless extended at the City Engineer's discretion).
4. The Basement Flooding Grant Program application procedure is outlined in Appendix "A".

## Appendix "A"

### **A. Application Procedure - Residential**

1. The applicant Owner(s), will be required to complete an application form provided by the City Engineer. In addition to the completed application form, the applicant Owner(s), must provide:
  - a. A minimum of 3 quotes for the work from licensed plumbing/drainage Contractors, not a 3<sup>rd</sup> party representative, for costs above \$10,000.00, to the City Engineer's satisfaction and subject to the City Engineer's discretion;
  - b. A minimum of 2 quotes for the work from licensed plumbing/drainage Contractors, not a 3<sup>rd</sup> party representative, for costs between \$5,000.00 and \$10,000.00, to the City Engineer's satisfaction and subject to the City Engineer's discretion;
  - c. One quote for the work from a licensed plumbing/drainage Contractor, not a 3<sup>rd</sup> party representative, for costs below \$5,000.00, to the City Engineer's satisfaction and subject to the City Engineer's discretion;
  - d. The quotes must detail what work is to be done, and separate out costs for each portion of construction work, i.e. total cost of labour and materials to install backwater valve, total cost of labour and materials to install P.D.C., etc.;

At the discretion of the City Engineer, any work that is started or completed prior to the grant application approval may be deemed ineligible under this Program, at the discretion of the City Engineer.

2. The City reviews the application and supporting documentation and decides whether to approve the grant amount and loan, and determines the approximate grant and loan amounts. The City advises the applicant in writing of its decision. Final grant and loan amounts are established based on the final paid invoice submitted once the work has been completed.
3. The Applicant or Contractor obtains any necessary permits, including a Building/Plumbing Permit from the City's Building Division and/or Work Approval Permit (7<sup>th</sup> Floor, City Hall, 300 Dufferin Avenue, London, 519-661-4555) prior to work commencing. Failure to obtain appropriate permits prior to work commencing will result in cancellation of any previously approved grant and loan amounts.
4. The Contractor must co-ordinate work with the City. The Contractor is responsible to obtain all utility locates for the work for both private Property and City Property.
5. The Contractor or the applicant must arrange for an inspection by the City with respect to the Building/Plumbing Permit and/or Work Approval Permit. Permits that have not had an inspection by the City will result in the cancellation of any previously approved grant and loan amounts.
6. Within six months of receiving grant approval, the Owner(s) must submit to the City the final invoice from the Contractor setting out the amount due and paid for the work. Any Owner submitting a final invoice six months after the grant approval will be ineligible for payment of the grant and loan (subject to the discretion of the City Engineer). The City will not provide a grant or loan for an amount greater than the grant or loan amount set out in paragraph 2 above, even where the final invoice is greater than the grant amount. The Owner(s) must also resubmit the grant application form with the liability release section signed by all Owners.
7. Where there is a request to do so and subject to the discretion of the City Engineer, the City may advance 100% of the grant and loan amounts as set out in item (2) above to the qualified and licensed plumbing contractor who

completes the construction works for the applicant Owner(s) upon receipt of a final invoice for the completed construction works, confirmation of the homeowner's eligibility for a loan, and confirmation that the applicable permit(s) have been issued and passed in full.

**B. Application Procedure – Condominium Corporations, Non-Profit Housing Co-operatives**

1. Screening of potential eligibility for the Basement Flooding Grant Program is reviewed by the City Engineer for a particular Condominium Corporation and Non-Profit Housing Co-operative.
2. At the sole discretion of the City Engineer, the Condominium Corporation or Non-Profit Housing Co-operative is provided with an application for the Basement Flooding Grant Program – Condos and Housing Co-ops if they meet the screening criteria for potential eligibility.
3. The Condominium Corporation or Non-Profit Housing Co-operative may then elect to proceed with the program by retaining a Consulting Engineer to complete an engineering report (to be sealed by a Professional Engineer). The grant program covers a maximum of \$3,000.00 for the completion of the engineering report (draft and final).
4. The engineering report must specifically address the basement flooding risks and recommend preventative measures to reduce the likelihood of basement flooding. The report must clearly identify the selected units where eligible works are proposed such as weeping tile disconnection and redirection to a sump pit and sump pump, sump pump battery back-up and sanitary backwater valve. The report must also clearly identify ongoing maintenance requirements.
5. The draft engineering report is provided to the City for review of completeness related to basement flooding risk and proposed recommended preventative measures. The City provides report comments to the Consulting Engineering firm.
6. The Consulting Engineering firm updates and finalizes the report by addressing each of the comments provided by the City. The final engineering report must be sealed by a Professional Engineer and provided to the City.
7. The Consulting Engineering firm and/or Condominium Corporation or Housing Co-operative is responsible to collect multiple quotations from licensed plumbers/drainage contractors for the eligible works outlined in the final engineering report, including applicable permits. The quotes must detail what work is to be done and for which specific units, and separate out costs for each portion of work, in accordance with this By-law.

At the discretion of the City Engineer, any work that is started or completed prior to the grant application approval may be deemed ineligible under this Program, at the discretion of the City Engineer.

8. City reviews the quotations and provides grant approval in writing to the Condominium Corporation or Non-Profit Housing Co-operative regarding the overall grant coverage and coverage per unit (based on participating units).
9. The Condominium Corporation or Non-Profit Housing Co-operative may then choose to proceed with the installation/construction of the eligible works outlined in the final engineering report, with costs directed to the licensed plumber/drainage contractor by the Condominium Corporation, Non-Profit Housing Co-operative or by the individual unit owners.
10. The applicant or Contractor obtains any necessary permits, including a Building/Plumbing Permit and/or Work Approval Permit from the City's Building Division (7<sup>th</sup> Floor, City Hall, 300 Dufferin Avenue, London, 519-661-4555) prior to work commencing. Failure to obtain appropriate permits prior to work



commencing will result in cancellation of any previously approved grant and loan amounts.

11. The Contractor must co-ordinate work with the City. The Contractor is responsible to obtain all utility locates for the work for both private Property and City Property.
12. The Contractor or the applicant must arrange for an inspection by the City with respect to the Building/Plumbing Permit and/or Work Approval Permit. Permits that have not had an inspection by the City will result in the cancellation of any previously approved grant and loan amounts.
13. Certification of the completed works is required based on the recommendation outlined in the sealed final Engineering Report. Certification of the completed works must be provided in writing by the Professional Engineer, who sealed the final Engineering Report.
14. Within nine months of receiving grant approval, the Condominium Corporation, or Non-Profit Housing Co-operative or individual unit owners must submit to the City the final invoice from the Contractor setting out the amount due and paid for the work. Condominium Corporations and Non-Profit Housing Co-operatives must also submit to the City the final invoice from the consulting engineering firm setting out the amount due and paid for the Engineer's Report(s) and confirmation that the works were completed in accordance with the report. Any Owner, Condominium Corporation, or Non-Profit Housing Co-Operative submitting a final invoice nine months after the grant approval will be ineligible for payment of the grant and loan (subject to the discretion of the City Engineer). The City will not provide a grant for an amount greater than the grant or loan amount set out in item (8) above, even where the final invoice is greater than the grant amount. The Condominium Corporation, or Non-Profit Housing Co-operative must also submit the grant application form (page 2) with the liability release section signed by all Owners or representatives able to bind the Condominium Corporation or non-profit housing co-operative. The individual Owners must also sign a separate liability release document.
15. Subject to approval of the submission, The City will issue a cheque for the grant either to the Condominium Corporation, or Non-Profit Housing Co-operative or individual unit owners.

**C. Not Retroactive**

The Program will not be retroactive to apply to works started before the commencement of the Program.

**D. Discontinuation of Program**

The terms of the Program are subject to change. Council may periodically review the Program Guidelines to determine if the Program should continue, be modified, or cease to issue any new grants. The City may discontinue the Program at any time, without notice.

**E. City Not Liable**

In order to qualify for a grant and loan, the residential home Owner, Condominium Corporation, or Non-Profit Housing Co-operative agrees that the City shall not be liable for any damages to the Owner's Property or Property for which the Condominium Corporation, or Non-Profit Housing Co-operative is responsible as a result of any of these installations.

Bill No. 405  
2019

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

A by-law to approve a Service Level Agreement between The Corporation of the City of London ("City") and London Hydro Inc. (the "London Hydro") for the for the management and operation of the meter reading, billing, collections and customer service for the City's water and sewer accounts by London Hydro Inc. and to authorize the City Engineer to undertake all administrative acts that are necessary in connection with the Agreement.

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

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

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

1. The Service Level Agreement between The Corporation of the City of London and London Hydro Inc. for the management and operation of meter reading, billing, collections and customer service for the City's water and sewer accounts by London Hydro Inc. attached as Schedule 'A' to this by-law, is hereby approved.
2. The City Engineer is hereby authorized to execute the Agreement approved under Section 1 of this by-law.
3. The City Engineer is hereby authorized to undertake all administrative acts that are necessary in connection with the Agreement approved in Section 1 of this bylaw.
4. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on October 29, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First reading – October 29, 2019  
Second reading – October 29, 2019  
Third reading – October 29, 2019

## SCHEDULE 'A'

**THIS SERVICE LEVEL AGREEMENT** effective as of the 1st day of January, 2020.

BETWEEN:

### THE CORPORATION OF THE CITY OF LONDON

("City")

And

### LONDON HYDRO INC.

("London Hydro")

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

**AND WHEREAS** London Hydro is a corporation that engages in business activities such as providing meter reading and entering into joint ventures to provide services to other utilities or the public sector in London;

**AND WHEREAS** the City is the sole shareholder of London Hydro;

**AND WHEREAS** London Hydro continues to provide the City with services such as water meter reading, billing, collection, and customer service for the City's water accounts and sewer accounts;

**THEREFORE IN CONSIDERATION** of the premises and other good and valuable consideration, in sufficiency of which is hereby acknowledged and admitted, the parties agree as follows:

#### 1.0 TERM

- 1.1 This agreement shall commence on January 1, 2020. This agreement shall terminate December 31, 2024, unless terminated earlier pursuant to Part 5.0 of this
- 1.2 At least six months prior to the end of the term, the authorized representatives of the City and London Hydro, identified in Appendix D, may mutually agree in writing to renew the Agreement provided the fee for service for renewal has also been agreed upon by the authorized representatives for both parties. Any renewals are subject to the termination provisions as provided in this Agreement.

#### 2.0 OBLIGATIONS OF THE CITY

##### Fee for Service

- 2.1 In exchange for the services provided by London Hydro under the terms of this Agreement, the City agrees to compensate London Hydro an interim fee for service of \$3,998,000 per year.
- 2.2 A provisional sum of \$150,000 per year is available to undertake additional services which are not contemplated in the current scope of the agreement. The provision of additional services and access of the provisional sum is described in clause 3.7.
- 2.3 The City shall make such payments to London Hydro in equal installments per term, in advance, on the first day of the month.
- 2.4 The fee for service can be reviewed and adjusted at any time by the authorized representatives of the City and London Hydro, identified in Appendix D, provided that the authorized representatives of both parties agree in writing to the change.

### **Contacts and Contract Management**

2.5 (a) The City shall appoint a key contact individual to a role called a Water Demand Manager. The Water Demand Manager will be the liaison with London Hydro to assist in the resolution of issues by either party. The Water Demand Manager will administrate, manage, and monitor the overall performance of London Hydro with respect to this agreement.

(b) The City shall appoint a person or persons to fill the following roles:

- Customer Service Coordinator
- Billing and Revenue Management Coordinator
- Data Transfer/IT Coordinator
- GIS Coordinator
- Water Meter/Operation Coordinator

Such appointed persons shall communicate with the Water Demand Manager to ensure that issues are resolved in a prompt and courteous manner. Names, corporate titles, and contact information are listed in Appendix 'D', and any updates shall be provided in writing as necessary.

2.6 The City will conform, where reasonably practical, to its commitments and accountabilities set out in Appendix "A2".

2.7 The City will conform, where reasonably practical, to its commitments as set out in Appendix "B".

### **3.0 OBLIGATIONS OF LONDON HYDRO**

3.1 London Hydro shall provide those services set out in Appendix "A1".

3.2 London Hydro shall report to the City as set out in Appendix "C".

3.3 London Hydro shall conform, where reasonably practical, to its commitments as set out in Appendix "B".

3.4 London Hydro shall comply with all applicable privacy legislation, including the *Personal Information Protection and Electronic Documents Act* (Canada) and the *Municipal Freedom of Information and Protection of Privacy Act*.

### **Contacts and Contract Management**

3.5 (a) London Hydro shall appoint a Key Account Manager to manage all issues relating to this Agreement. The Key Account Manager will review regularly the completion of London Hydro's responsibilities set out in this Agreement. The Key Account Manager will be the initial contact for all Non-Pricing issues. At the discretion of the Key Account Manager, other individuals or departments will be included in the resolution of the requests or issues, and the Key Account Manager will monitor performance of London Hydro.

(b) London Hydro shall appoint a person or persons to fill the following roles:

- Customer Service Coordinator
- Billing and Revenue Management Coordinator
- Data Transfer/IT Coordinator
- GIS Coordinator
- Water Meter/Operation Coordinator

Such appointed persons shall report to the Key Account Manager to ensure that issues are resolved in a prompt and courteous manner. Names, corporate titles and contact information are listed in Appendix 'D'. Any updates shall be provided in writing as necessary.

### **Ad Hoc Reporting or Services**

3.6 It is anticipated that the City will be able to create its own non-standard or *ad hoc* reports as necessary; however the City may from time to time request that London Hydro provide *ad hoc* or non-standard reporting of a varied nature related to meter

reading, billing and/or collections. London Hydro shall use reasonable commercial efforts to provide this reporting within a reasonable time frame. The expected annual effort to be allocated to all reporting maintenance and development including Ad Hoc Reporting and Services shall not exceed the equivalent cost of a full time SAP Business Systems Analyst.

### **Additional Services**

3.7 From time to time additional service related to this agreement can be requested by the City to be performed by London Hydro. Examples of services include investigations, business or operational process changes, development projects, new promotional campaigns or technology trials. In many cases, for tasks of small scope or where there is no time constraint, this work can be done within the framework of this agreement. However, for larger projects which require additional expense or resource for completion will be handled outside of this agreement. Both parties agree to follow several steps to initiate an additional service:

- Identification of business requirements and value proposition (City)
- Cost and resource plan estimate proposal (London Hydro)
- Written agreement for expected deliverables, timelines and costs (both parties)
- Service Implementation
- Post Implementation evaluation

Payment for additional services will be through the use of the provisional sum in the contract which can only be accessed through written authorization by the City.

### **Automated Meter Management**

3.8 London Hydro shall provide water meter management through their Customer Information System and meter reading systems.

### **London Hydro Covenants**

3.9 London Hydro covenants and agrees as follows:

- (a) To comply with all Federal and Provincial Legislation, Regulations, and Rules in fulfilling its obligations under this Agreement.

## **4.0 OBLIGATIONS OF BOTH PARTIES**

### **Working Group**

4.1 If day-to-day operations fail to resolve various issues, London Hydro and the City agree to each nominate individuals from their own corporation to form a working group to discuss issues of mutual interest between the parties related to this Agreement (“Working Group”). The Working Group shall be composed of three (3) individuals nominated by London Hydro and three (3) individuals nominated by the City. The Working Group will report back to the VP of Corporate Services and Key Account Manager for London Hydro, and to the Managing Director of Environmental Services and City Engineer and the Water Demand Manager for the City.

### **Changes to Agreement**

4.2 The parties may annually review this Agreement, and the Agreement may be amended by way of an amending agreement signed by both parties including a change in service delivery, and/or a change in scope of services identified in Appendix A1 and A2.

### **Data Needs/Data Integration**

4.3 Each party agrees to share such data it determines is feasible to share with the other party (including but not limited to water and sewer systems’ data, customer complaint data, geographic based information, work order/work management applications, account adjustments) where not prohibited by law.

### **Performance Management**

4.4 In addition to reporting requirements set out in Appendices A1 and A2, the parties shall consider and develop as required performance measurements/expectations

that relate to the delivery of the service by London Hydro and/or its contractors. The measurements should be in terms of costs, scheduling, and service delivery and could include timeliness in providing reports, delivery time on Service Change Request, customer feedback, or actions taken to address issues. Performance measures may also be developed outlining expected actions by the City in response to a London Hydro request.

### **Dispute Resolution**

- 4.5 When a dispute arises, the parties shall attempt to resolve the matter through the Working Group. For matters that cannot be resolved by this means, the parties shall attempt to resolve the dispute promptly by negotiating between London Hydro's VP of Corporate Services (or designate) and the City's Managing Director of Environmental and Engineering Services and City Engineer (or designate). A resolution will be attempted within 10 days after the issue has been elevated. Each party shall use reasonable commercial efforts to respond to requests for information made by the other party. Should a dispute still not be settled, the parties shall consider alternative dispute resolution process such as mediation or arbitration, as a means of early resolution of business disputes. However if either party determines that alternate dispute resolution is inappropriate for a particular case then they are not bound to its use.

### **Audit**

- 4.6 The City of London reserves the right to initiate an audit in order to verify London Hydro's compliance with this service level agreement and obtain an assessment of the operational effectiveness of the services provided. This includes, but is not limited to, an audit of the services outlined in Appendix A1, the reporting requirements detailed in Appendix C and the information and processes related to the appendices in this agreement. The City of London shall provide a list of audit requests with 30 days of notice for advance preparation of materials. Any costs generated by the audit shall be borne by the City of London.

## **5.0 TERMINATION**

### **Termination by the City**

- 5.1 If London Hydro defaults in performing any of its obligations under this Agreement, the City may terminate the Agreement immediately without liability. Any waiver by the City of any breach by London Hydro of any provisions of this Agreement shall be without prejudice to the exercise by the City of all or any of its rights or remedies in respect of any continuance or repetition of such breach.
- 5.2 The City may terminate this Agreement for any reason without liability by providing notice in writing at least ninety (90) calendar days prior to the date of such termination.

### **Termination by London Hydro**

- 5.3 London Hydro may terminate this Agreement for any reason without liability by providing in writing at least ninety (90) calendar days prior to the date of such termination.

## **6.0 ASSIGNMENT**

- 6.1 This Agreement is not assignable by either party without the prior written consent of the other party. Any attempt to assign any of rights, duties, or obligations of this Agreement without written consent is void. London Hydro may use subcontractors to satisfy the requirements of this Agreement.

## **7.0 NOT AN AGREEMENT OF EMPLOYMENT**

- 7.1 London Hydro acknowledges and agrees this Agreement shall in no way be deemed or construed to be an Agreement of Employment. Specifically, the parties agree that it is not intended by this Agreement that London Hydro, nor any person employed by or associated with London Hydro is an employee of, or has any employment relationship of any kind with the City or is in any way entitled to

employment benefits of any kind whatsoever from the City whether under internal policies and programs of the City, the *Income Tax Act*, R.S.C. 1985 c.1 (1<sup>st</sup> Supp); the Canada Pension Act, R.S.C. 1985, c.C-8; the *Employment Insurance Act*, S.O. 1996,c.23; the *Workplace Safety Act*, R.S.O. 1990, c.o.1; the *Pay Equity Act*, R.S.O. 1990, c.P.7; the *Health Insurance Act*, R.S.O 1990, c.H.6; or any other employment related legislation, all as may be amended from time to time, or otherwise.

- 7.2 Notwithstanding paragraph 6.1 above, it is the sole and exclusive responsibility of London Hydro to make its own determination as to its status under the Acts referred to above and, in particular, to comply with the provisions of any of the aforesaid Acts, and to make any payments required thereunder.
- 7.3 London Hydro shall operate independently of the City and is not the agent or servant of the City for any purpose.
- 7.4 Nothing in this Agreement shall entitle or enable London Hydro or any subcontractor to act on behalf of, or as agent for, or to assume or create any obligation on behalf of, or to make any representation, promise, and warranty or guarantee binding upon, or otherwise to bind the City. Each of London Hydro, any subcontractor of London Hydro and the City is independent and not the agent, employee, partner or joint venture of any of the others.

## **8.0 CIRCUMSTANCES BEYOND THE CONTROL OF EITHER PARTY**

- 8.1 Neither party will be responsible for damage caused by delay or failure to perform under the terms of this Agreement resulting from matters beyond the control of the City and London Hydro including strike, lockout or any other action arising from a labour dispute, fire (other than a fire caused by London Hydro's negligence), natural flood, act of God, war, riot or other civil insurrection, lawful act of public authority, all of which cannot be reasonably foreseen or provided against.

## **9.0 EXECUTION**

- 9.1 London Hydro acknowledges that it has read this agreement, understands it and agrees to be bound by its terms and conditions. Further London Hydro agrees that it is the complete and exclusive statement of the agreement between the parties, which supersedes all proposals or prior agreement, oral or written, and all other communications between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF London Hydro Inc. has affixed its corporate seal, attested by the hands of its duly authorized officers,  
SIGNED SEALED AND DELIVERED

**LONDON HYDRO INC.**

\_\_\_\_\_

Date

Per (Signature):

Print Name:

Print Title:

\_\_\_\_\_

Date

Per (Signature):

Print Name:

Print Title:

IN WITNESS WHEREOF The Corporation of the City of London has hereunto caused to be affixed its Corporate Seal attested by the hands of the City Engineer,

SIGNED SEALED AND DELIVERED

**THE CORPORATION OF THE CITY OF LONDON**

\_\_\_\_\_

Date

Per (Signature):

Print Name:

Print Title:

\_\_\_\_\_

Date

Per (Signature):

Print Name:

Print Title:

\_\_\_\_\_

Date

Per (Signature):

Print Name:

Print Title:



## Appendix 'A1'

### **London Hydro Services Provided**

London Hydro shall provide the City with Water Meter reading, billing, collections and customer service and reporting of water-related services. London Hydro shall use its reasonable commercial efforts to provide appropriate regulated standards of customer service which are agreed by both parties to the end user (consumer) of City water. The following are the six major services that shall be performed by London Hydro for the City:

- 1) Water Meter Related Services;
- 2) Customer Management Services;
- 3) Revenue Management, Collection and Billing;
- 4) Management Reporting;
- 5) Information Technology (IT) Services; and
- 6) Select Training to support the previous items.

London Hydro shall maintain appropriate standards of customer service and performance management. London Hydro will afford the City the opportunity to review/input into all of these standards changes that directly impact the City services. Both parties acknowledge that some of the standards are subject to change due to governmental or regulatory changes.

### **London Hydro Commitments**

London Hydro shall communicate with the City, in a timely manner, any legislative or strategic metering changes that could impact the synergies, in terms of cost and convenience inherent in a joint billing program.

### **London Hydro Accountabilities**

The listing below is intended to be informative and is not a defined list of obligations. Items may be added or removed with the written agreement of both parties subject to section 3.7.

London Hydro is responsible for many sub-functions related to the six major services, including:

- 1) Water Meter Related Services:
  - a. Metering:
    - i. Co-ordination, initial setup of new water services in the database;
    - ii. Setup of new service accounts; and
    - iii. Confirmation of correct address information (also covered in Appendix B).
  - b. Water Meter Reading:
    - i. Scheduled, Final, Special, Recheck reading by London Hydro;
    - ii. Interactive Voice Response, Web, Fax Meter readings (customer);
    - iii. Provide access to two (2) meter reading handheld devices;
    - iv. Validation, Estimation, Edit meter readings; and
    - v. For Deduct Meters – London Hydro to continue to read primary and secondary meters with routine billing of secondary meter customers (Reports forwarded to City for review). Both parties agree to minimize the impact of deduct metering.
    - vi. Perform one physical meter reading attempt per year for direct read water meters.
- 2) Contact Center Services:
  - a. Application Processing;
  - b. Call Center Services:
    - i. Automated call distribution;
    - ii. Call monitoring;
    - iii. Bill payment inquires;
    - iv. Mail inquiries;
    - v. Web site inquiries;
    - vi. Account maintenance inquiries;

- vii. Phoned-in meter reading;
- viii. Payment arrangements;
- ix. Initial collection calls;
- x. Move-in and move-out; and

### 3) Revenue Management and Collections

General comment – for many water accounts, the billing communication represent the only contact the customer has with either London Hydro or the City. The City will continue to have the ability to provide bill inserts at a frequency of typically 6 per year. In addition the City will be consulted at appropriate opportunities when bill formats, notice format, etc. are routinely reviewed.

- a. Customer Billing Processes:
  - i. Consumption calculation;
  - ii. Bill calculation (including sewer surcharge)
  - iii. Rate management; and
  - iv. Volumetric sewer bill calculation (not equal to water volume).
- b. Billing Support:
  - i. Bill Analysis;
  - ii. Water consumption bill adjustments (for meter reading errors etc...);
  - iii. Leak Allowance and write-off adjustments (under City directions);
  - iv. Email, web, fax, and mail inquiries;
  - v. Customer data management;
  - vi. Exception resolution; and
  - vii. General disputes.
- c. Payment Processing:
  - i. Payment allocation;
  - ii. Recap and reconcile daily payments;
  - iii. Post-dated cheque management;
  - iv. Bank transfers, including exception management;
  - v. Night deposit/drop box payments;
  - vi. Management payment processing; and
  - vii. Return payment management.
- d. Printing & Mailing:
  - i. City special inserts; and
  - ii. Special mailings to customers (costs that are additional to normal mailing costs shall be borne by the City).
- e. Account Monitoring:
  - i. Payment records;
  - ii. Customer credit rating; and
  - iii. Monitor transactions.
- f. Collections – accounts receivables
  - i. Manage past due accounts;
  - ii. Manage sundry billing;
  - iii. Manage deposit transactions;
  - iv. Bankruptcies and power of sale management;
  - v. Create service orders for water disconnections & reconnections;
  - vi. Final bill collection;
  - vii. Manage social assistance payments and related customer accounts; and
  - viii. Write-off analysis, forecasting and reporting.

### 4) Management Reporting:

- a. Revenue reporting;

- b. Statistical reporting; and
  - c. Inventory data reporting.
- 5) I.T. Services, CIS/SAP Services:
- a. In general, London Hydro will maintain sufficient in-house and/or contract expertise to ensure CIS/SAP services are maintained and the CIS/SAP system is supported. As required to operate the system, software will be provided, updated and maintained for the City; and
  - b. Report generation “canned reports” and *ad hoc* reports (see listing in “Reporting to City”).
- 6) Web Services
- General comment – for most of the data that London Hydro provides to their customers, it should be expected that similar data and access to information would be beneficial to the water customer and as such London Hydro shall make reasonable commercial efforts to include water customer information in their web based customer engagement applications, downloads, etc. Any costs associated to the project can be reviewed in the context of section 3.7, noting that there are efficiencies to be gained by providing dual service and designing systems to meet the needs of both London Hydro and the City.
- a. Provide customer consumption data “on demand”;
  - b. Bill presentment;
  - c. Applications;
  - d. Email contact;
  - e. Display interval water data where available for the previous 4 years;
  - f. Maintain jointly agreed performance standards; and
  - g. Data exchange for workforce management tools.
- 7) Training Services:
- a. Training of City staff in CIS/SAP operations.

## Appendix 'A2'

### **City of London Commitments**

The City will communicate to London Hydro on a timely basis any standards that it becomes aware of that are necessary to maintain compliance with any legislation associated with water and/or sewer-related reading, billing or collection services.

The City will communicate to London Hydro in a detailed manner all needs associated with the management of the services provided. The City will utilize various forms of documented communications in regards to changes to specifications of services provided, whether they are City or legislatively driven. The City will use those methods of communication as requested by London Hydro which will depend on the changes requested (i.e. London Hydro uses Service Change Request (SCR) forms to request changes to the CIS/SAP and reporting functions).

Whenever reasonably possible, the City will provide London Hydro with adequate notice of all change requirements.

### **City of London Accountabilities**

The listing below is intended to be informative and is not a defined list of obligations. Items may be added or removed with the written agreement of both parties.

The City is responsible for many sub-functions related to the six major services, including:

1. Meter Related Services:
  - a. Metering:
    - i. Perform physical meter installations, replacement, and repair;
    - ii. Manage installation and removal of meters in the database and update CIS/SAP with meter information;
    - iii. Service order related meter management including create and close out service orders on CIS/SAP as required (i.e. meter related complaints);and
    - iv. Facilitate meter exchange appointments.
  - b. Technology:
    - i. Consult with London Hydro on meter technology issues; and
    - ii. Consult on special projects.
  - c. Meter Reading:
    - i. Service order related events.
2. Call Center Services:
  - a. Manage escalated customer concerns;
  - b. Meter dispute resolution;
  - c. Approve leak allowance; and
  - d. Report to London Hydro any customer interaction relative to account management.
3. Revenue Management and Collections:
  - a. Customer Billing Processes:
    - i. Report on meter change management that affects billing;
    - ii. Advise of rate structures;
    - iii. Advise of rate class; and
    - iv. Advise of rate exemption.
  - b. Billing Support:
    - i. Advise on technology or rate issues.
  - c. Payment Processing:
    - i. No responsibilities.

- d. Printing, Mailing:
  - i. Special mailings such as Not Registered Meter or Meter Replacement letters; and
  - ii. Water and sewer inserts (content).
- e. Account Monitoring:
  - i. No responsibilities.
- f. Collections – Accounts Receivables:
  - i. Respond to service orders created by London Hydro Collections (i.e. to turn water off);
  - ii. Physical disconnect and reconnect; and
  - iii. Vital Services administration (Application of liens to arrears).
- 4. Management Reporting (will change on a regular basis – See Appendix C):
  - a. Define Revenue reporting requirements;
  - b. Define Statistical reporting requirements; and
  - c. Define Inventory data reporting requirements.
- 5. I.T. Services:
  - a. Provide the City hardware (City Locations);
  - b. Manage software updates (providing London Hydro notification); and
  - c. Update tax records.

## Appendix 'B'

### **Accountabilities – GIS**

#### Sharing of Information between the Parties

The listing below is intended to be informative and is not a defined list of obligations. Items may be added or removed with the written agreement of both parties.

1. Address points:
  - a. The City delivers monthly, via ftp (electronically), to London Hydro; and
  - b. Subsequent to each update the City will do a comparison between the City's address points and London Hydro's addresses. On a quarterly basis London Hydro will review the list of mismatched addresses and will work with the City to make corrections.
2. Parcels – Final:
  - a. The city delivers via ftp (electronically) to London Hydro when the data is published to the City;
  - b. Delivery will include an additional table for condos with details for 20-digit roll numbers; and
  - c. Confirmed parcels are polygon data and include Assessment Roll Number, Condo Number and Legal Description (Lot and Plan).
3. Parcels – Proposed:
  - a. The City delivers via ftp (electronically) to London Hydro when the data is published to the City;
  - b. Proposed parcels are simple lines ('9int' polygons), and should be differentiated from final parcels; and
  - c. There is no attribution for proposed parcels.
4. Street Centerlines & Intersection Points:
  - a. The City delivers to London Hydro via e-mail quarterly as part of the City's standard distribution cycle;
  - b. Intersections are available as a separate file; and
  - c. Centerline attributes include address ranges and street class.
5. Buildings and Curb-lines:
  - a. The City delivers via ftp (electronically) to London Hydro when the data is published to the City.
6. Landmarks:
  - a. The City delivers via ftp (electronically) to London Hydro when the data is published to the City.
7. Tree Inventory:
  - a. The City delivers quarterly to London Hydro via ftp (electronically).
  - b. With suitable attributes such as species and diameter at breast height, if available.
8. Aerial Imagery:
  - a. The City delivers annually to London Hydro via ftp (electronically) when new imagery is available.
9. FTP:
  - a. Data Transfer Coordinators (as outlined in Appendix 'D') to prepare FTP (electronic) access and authentication for secure and appropriate transfer.
10. Planning District:
  - a. The City delivers via ftp (electronically) to London Hydro when the data is available.

## Appendix 'C'

### **London Hydro Reporting to the City of London**

#### **Financial Reporting**

London Hydro shall provide the following reports to the City:

- (i) Write off and Billing adjustment reports
- (ii) Weekly – London Hydro Revenue Transfer Report;
- (iii) Monthly – Billing Statistics Report;
- (iv) Annually (at year-end) – Billing, system charges, rent, bad debts, customer assistance credit and miscellaneous charges; and
- (v) Additional requests: year to date information, year over year totals.

London Hydro shall provide information in an electronic data format (as well as hard copy) which can be queried at any time by the City's contact staff.

#### **Operations Management Reporting**

London Hydro shall provide the following reports on demand by the City:

- 1) Water Meter Inventory;
- 2) Top consumers by water consumption per meter size;
- 3) Non-registering meter report sorted by manufacturer and meter model;
- 4) Water service shut-off, sorted by address;
- 5) Breakdown of service call types per year;
- 6) Hydro meters on parcel property or building associated to water service;
- 7) New water account verification;
- 8) Electric Meter installations with pending Water Meter Installation;;
- 9) List of new accounts by month and class; and
- 10) Number of minimum bills by month.
- 11) Low Battery Alarms
- 12) Suspect Tamper Alarms
- 13) Backflow Alarms
- 14) Leak Detection Alarms

#### **Engineering / Consumption Reporting**

London Hydro shall provide the following reports on demand by the City:

- 1) Reconciled monthly consumption data by account;
- 2) Reconciled monthly consumption by meter type, size and account;
- 3) List of new accounts by month and class; and
- 4) Number of minimum bills by month.

London Hydro shall include at minimum the following fields in engineering/consumption reports (other fields may be necessary but will be made by special request):

Account, Customer Name, Service Account, Service Address Unit, Service Address St. number, Service Address St Name, Service address St. Suffix, Service Address St. Post, Service ID, Service Status, Curb stop Location, Meter Number, Meter Type, Meter Size, Meter Install Date, Meter Location, Remote Location, Water Rate, Sewer Rate, Storm Rate, Rate Effective Date, January, February, March, April, May, June, July, August, September, October, November, December, Total Annual (m<sup>3</sup>)

## Appendix 'D'

### **Contacts**

Definitions:

#### **Authorized Representative**

London Hydro's representative and the City's representative have the authority under the agreement to renegotiate the cost of service and extend the agreement, provided that the authorized representatives of both parties agree in writing to the change. London Hydro's representative will be the Chief Executive Officer of London Hydro or their designate and the City's representative will be the Managing Director of Environmental and Engineering Services and City Engineer or their designate.

#### **Key Account Manager**

London Hydro representative that will oversee the communication between the City and London Hydro for all requests and information outlined in this agreement. The Key Account Manager will also ensure that the overall performance of the SLA meets the terms agreed herein.

#### **Water Demand Manager**

The City's representative that will oversee the communication between the City and London Hydro for all requests and information outlined in this agreement. The Water Demand Manager shall take on the contract administration duties of this agreement and assess and change the agreement at the completion of each term to meet the evolving needs of both London Hydro and the City.

#### **Customer Service Coordinator**

London Hydro's representative and the City's representative that will receive and attempt to resolve any water billing issues brought forward by customers. Generally most customer complaints are handled through London Hydro. However, there may be a need to involve the City's staff in extreme cases.

#### **Billing and Revenue Management Coordinator**

London Hydro's representative and the City's representative that will audit and review water billing revenue and consumption updates.

#### **Data Transfer / I.T. Coordinator**

London Hydro's representative and the City's representative that will manage the seamless transfer of water account data between London Hydro and the City for use in water billing, meter management and account information. Transfers should be frequent enough to provide the most recent on-demand data as possible.

#### **GIS Coordinator**

London Hydro's representative and the City's representative that will manage the seamless transfer of GIS data between London Hydro and the City for use in water billing, meter management and account information. Transfers should be frequent enough to provide the most recent on demand data as possible.

#### **Water meter / Operations Coordinator**

London Hydro's representative and the City's representative that will manage the day to day operations and maintenance of water meters for use in billing.



<b>Role</b>	<b>Name</b>	<b>Corporate Title</b>
Authorized Representative	Luke Seewald	Director, Customer Service and Metering
Key Account Manger	Paul Kilbourne	Customer Relationship Manager
Customer Service Coordinator	Dan White	Customer Service Supervisor
Billing and Revenue Management Coordinator(s)	Luke Seewald Karen Lyons	Director, Customer Service and Metering; Director, Financial Accounting
Data Transfer/IT Coordinator	Madhumita Ghosh	Supervisor, SAP Applications
GIS Coordinator	Kathie Kuang	Supervisor, GIS
Water Meter/Operation Coordinator	Karen Schmidt	Supervisor Utility Data & Billing Services
Authorized Representative	Scott Mathers	Director, Water, Wastewater and Treatment
Customer Service Coordinator	Daniel Hsia	Water Demand Manager
Billing and Revenue Management Coordinator(s)	Daniel Hsia Debbie Gibson	Water Demand Manager; Financial Business Administrator
Data Transfer/IT Coordinator	Daniel Hsia	Water Demand Manager
GIS Coordinator	Daniel Hsia	Water Demand Manager
Water Meter/Operation Coordinator	Stephen Irwin	Supervisor, Operations Meter Shop

Bill No. 406  
2019

By-Law No. A.- \_\_\_\_\_ - \_\_\_\_\_

A by-law to delegate property tax appeals and divisions made under sections 356, 357 (except for section 357(1)(d.1)), 357.1, 358, 359 and 359.1 of the Municipal Act, 2001 S.O. 2001, c.25, as amended, to the City Treasurer or delegate.

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

AND WHEREAS sections 8, 9 and 10 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, authorize the City of London to pass by-laws necessary or desirable for municipal purposes and, in particular, paragraph 3 of subsection 10(2) authorizes by-laws respecting the financial management of the municipality;

AND WHEREAS section 23.1 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, authorizes the Municipal Council of The Corporation of the City of London to delegate its authority;

AND WHEREAS subsection 23.2(2) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, authorizes the Municipal Council of The Corporation of the City of London to delegate quasi-judicial powers under the Municipal Act, 2001 to an individual who is an officer, employee, or agent of the City;

AND WHEREAS the Municipal Council of The Corporation of the City of London deems it appropriate to pass a by-law to delegate property tax appeals and divisions under section 356, 357 (except for section 357(1)(d.1)), 357.1, 358, 359, and 359.1 of the Municipal Act, 2001 S.O 2001, C.25;

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

1. The City Treasurer, or delegate, of The Corporation of the City of London are severally delegated the authority to hold meetings, give notice and make decisions under section 356, section 357 (except for paragraph 357(1)(d.1)), section 357.1, section 358, section 359, and section 359.1 of the Municipal Act, 2001 subject to such direction as may be given by Council or the appropriate Standing Committee of the City of London from time to time.
2. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 29, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

Bill No. 407  
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 676-700 Beaverbrook Avenue and 356 Oxford Street 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. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on October 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

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

**A. Purpose of this Amendment**

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit a maximum gross floor area of 4000m<sup>2</sup> for office uses.

**B. Location of this Amendment**

This Amendment applies to lands located at 676-700 Beaverbrook Avenue and 356 Oxford Street West in the City of London.

**C. Basis of the Amendment**

The recommended amendment is consistent with Policies for Specific Areas of the Official Plan and the Rapid Transit Corridor policies of The London Plan. The recommendation provides for the comprehensive development of the subject site resulting in an appropriate and compatible use and form of development.

**D. The Amendment**

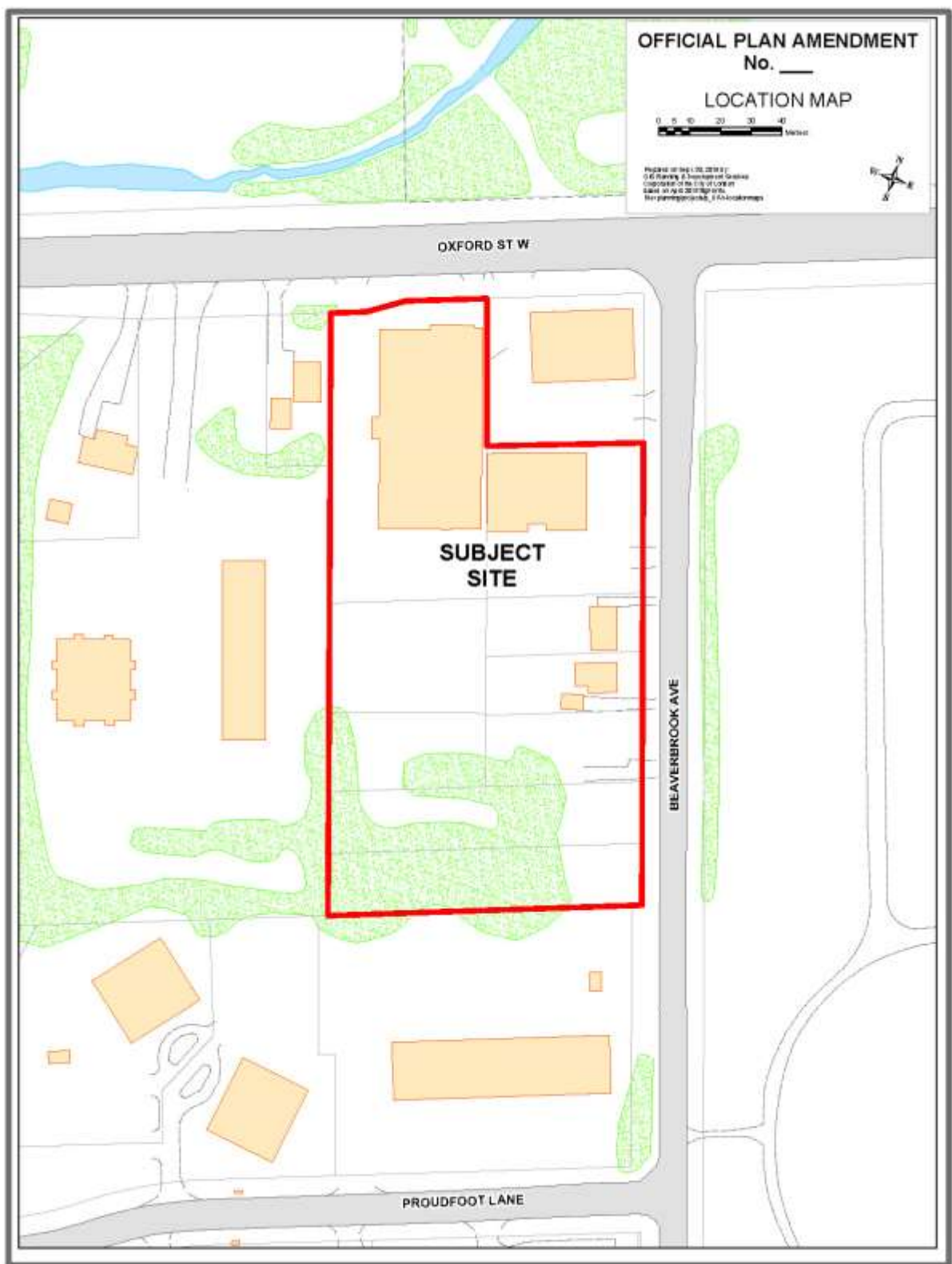
The Official Plan for the City of London is hereby amended as follows:

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

676-700 Beaverbrook Avenue and 356 Oxford Street West

In the Multi-Family, High Density Residential Density designation at 676-700 Beaverbrook Avenue and 356 Oxford Street West in addition to the uses permitted in the Multi-Family, High Density Residential Density, and a total gross floor area of 4,000m<sup>2</sup> of office space may be permitted.

# Location Map



Bill No. 408  
2019

By-law No. L.S.P.-3476( )-\_\_\_\_

A by-law to amend By-law No. L.S.P.-3476-474, as amended, entitled, "A by-law to designate 660 Sunningdale Road East to be of cultural heritage value or interest" to correct the legal description of the subject property.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS Municipal Council of The Corporation of the City of London enacted By-law No. L.S.P.-3476-474 on September 18, 2018 being "A by-law to designate 660 Sunningdale Road East to be of cultural heritage value or interest";

AND WHEREAS subsequent to the enactment of By-law No. L.S.P.-3476-474, it was found that the legal description of the property at 600 Sunningdale Road East, described in Schedule "A" to the by-law was incorrect;

AND WHEREAS the Municipal Council wishes to amend By-law L.S.P.-3476-474, as amended, by deleting Schedule "A" in its entirety and by replacing it with a new Schedule "A" to update the legal description and remove the heritage designating by-law from the title lands that are now part of a phased development of the property;

AND WHEREAS the Municipal Council deems it appropriate to amend By-law No. L.S.P.-3476-474 to correct the legal description for the subject property;

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

1. That By-law L.S.P.-3476-474 is hereby amended by replacing Schedule "A" with the attached Schedule "A".
2. The City Clerk be authorized to cause a copy of the amended by-law to be registered upon the title to the subject property at the appropriate Land Registry Office.
3. The City Clerk be authorized to cause a copy of this amended by-law to be served upon the owner of the subject property and upon the Ontario Heritage Trust and to cause notice of this amended by-law to be published once in a newspaper of general circulation in the City of London, to the satisfaction of the City Clerk, and to enter the description of the subject property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3476-474**

**Legal Description**

Part Lot 13, Concession 6, London Township, designated as Part 1, 33R-16565, save and except Plan 33M-749 and Plan 33M-764, s/t easement in gross over Part 4, 33R-19133 as in ER975679, s/t easement in gross over Part 1, 33R-20202 as in ER1204833, London

Bill No. 409  
2019

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

A By-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Adelaide Street CP Rail Grade Separation Project.

WHEREAS The Corporation of the City of London has made application to the Municipal Council of The Corporation of the City of London for approval to expropriate lands for the Adelaide Street CP Rail Grade Separation Project;

NOW THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Adelaide Street CP Rail Grade Separation Project which land is more particularly described in the attached Appendix "A" to this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Chief Enquiry Officer, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Municipal Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 29, 2019  
Second Reading - October 29, 2019  
Third Reading - October 29, 2019



## Appendix "A"

### To By-law L.S.P.-\_\_\_\_ -\_\_\_\_

#### DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR ADELAID STREET CP RAIL GRADE SEPARATION PROJECT

The following lands are required in fee simple:

#### **Fee Simple:**

Parcel 1: Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20554 being all of PIN 08280-0004(LT)

Parcel 2: Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20554 being part of PIN 08280-0005(LT)

Parcel 3: Part of Lot 2, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20554 being part of PIN 08280-0003(LT)

Parcel 4: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20555 being part of PIN 08279-0058(LT)

Parcel 5: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20555 being part of PIN 08279-0059(LT)

Parcel 6: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20555 being part of PIN 08279-0060(LT)

Parcel 7: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20555 being part of PIN 08279-0061(LT)

Parcel 8: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex being all of PIN 08279-0062(LT)

Parcel 9: Part of Lot 4, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 5 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 10: Part of Lots 9 and 10, West of Adelaide Street and Part of Pall Mall Street (Closed by By-Law S-1091-287, Registered as Inst. No. LC133181) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20556 being part of PIN 08277-0124(LT)

Parcel 11: Part of Lots 7 and 8, West of Adelaide Street in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20556 being all of PIN 08277-0134(LT)

Parcel 12: Part of Lot 6, West of Adelaide Street in the City of London, County of Middlesex designated as Part 5 on Plan 33R-20556 being all of PIN 08277-0019(LT)

Parcel 13: Part of Lots 1, 2 and 3, Registered Plan No. 194(E) in the City of London, County of Middlesex designated as Part 6 on Plan 33R-20556 being part of PIN 08277-0035(LT)

Parcel 14: Part of Lot 4, West of Adelaide Street in the City of London, County of Middlesex designated as Part 7 on Plan 33R-20556 being part of PIN 08277-0036(LT)

Parcel 15: Part of Lot 4, West of Adelaide Street in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20556 being part of PIN 08277-0034(LT)

**Permanent Interest (Easement):**

Parcel 16: Part of Lots 4 and 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 6 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 17: Part of Lot 9, West of Adelaide Street in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20556 being part of PIN 08277-0124(LT)

**Limited Interest (Easement):**

Parcel 18: Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20554 being part of PIN 08280-0005(LT)

Parcel 19: Part of Lot 2, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 5 on Plan 33R-20554 being part of PIN 08280-0003(LT)

Parcel 20: Part of Lots 4 and 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 7 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 21: Part of Lot 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 22: Part of Lot 4, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 9 on Plan 33R-20555 being part of PIN 08278-0235(LT)

Parcel 23: Part of Pall Mall Street (Closed by By-Law S-1091-287, Registered as Inst. No. LC133181) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20556 being part of PIN 08277-0124(LT)

**APPENDIX "B"**

To By-law L.S.P.-\_\_\_\_\_-\_\_\_\_

**EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26**

**NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND**

*Expropriations Act*

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20554 being all of PIN 08280-0004(LT); Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20554 being part of PIN 08280-0005(LT); Part of Lot 2, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20554 being part of PIN 08280-0003(LT); Part of Lot 4, Registered Plan No. 166(3rd) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20555 being part of PIN 08279-0058(LT); Part of Lot 4, Registered Plan No. 166(3rd) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20555 being part of PIN 08279-0059(LT); Part of Lot 4, Registered Plan No. 166(3rd) in the City of London, County of Middlesex designated as Part 3 on 33R-20555 being part of PIN 08279-0060(LT); Part of Lot 4, Registered Plan No. 166(3rd) in the City of London, County of Middlesex designated as Part 4 on 33R-20555 being part of PIN 08279-0061(LT); Part of Lot 4, Registered Plan No. 166(3rd) in the City of London, County of Middlesex being all of PIN 08279-0062(LT); Part of Lot 4, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 5 on 33R-20555 being part of PIN 08278-0234(LT); Part of Lots 9 and 10, West of Adelaide Street and Part of Pall Mall Street (Closed by By-Law S-1091-287, Registered as Inst. No. LC133181) in the City of London, County of Middlesex designated as Part 1 on 33R-20556 being part of PIN 08277-0124(LT); Part of Lots 7 and 8, West of Adelaide Street in the City of London, County of Middlesex designated as Part 4 on 33R-20556 being all of PIN 08277-0134(LT); Part of Lot 6, West of Adelaide Street in the City of London, County of Middlesex designated as Part 5 on 33R-20556 being all of PIN 08277-0019(LT); Part of Lots 1, 2 and 3, Registered Plan No. 194(E) in the City of London, County of Middlesex designated as Part 6 on 33R-20556 being part of PIN 08277-0035(LT); Part of Lot 4, West of Adelaide Street in the City of London, County of Middlesex designated as Part 7 on 33R-20556 being part of PIN 08277-0036(LT); Part of Lot 4, West of Adelaide Street in the City of London, County of Middlesex designated as Part 8 on 33R-20556 being part of PIN 08277-0034(LT); Part of Lots 4 and 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 6 on 33R-20555 being part of PIN 08278-0234(LT); Part of Lot 9, West of Adelaide Street in the City of London, County of Middlesex designated as Part 2 on 33R-20556 being part of PIN 08277-0124(LT); Part of Lot 2, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 5 on 33R-20554 being part of PIN 08280-0003(LT); Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 3 on 33R-20554 being part of PIN 08280-0005(LT); Part of Lots 4 and 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 7 on 33R-20555 being part of PIN 08278-0234(LT); Part of Lot 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 8 on 33R-20555 being part of PIN 08278-0234(LT); Part of Lot 4, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 9 on 33R-20555 being part of PIN 08278-0235(LT); Part of Pall Mall Street (Closed by By-Law S-1091-287, Registered as Inst. No. LC133181) in the City of London, County of Middlesex designated as Part 3 on 33R-20556 being part of PIN 08277-0124(LT)

for the purpose of the Adelaide Street CP Rail Grade Separation Project.

**NOTICE IS HEREBY GIVEN** that application has been made for approval to expropriate the following lands described as follows:

**Fee Simple:**

Parcel 1: Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20554 being all of PIN 08280-0004(LT)

Parcel 2: Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20554 being part of PIN 08280-0005(LT)

Parcel 3: Part of Lot 2, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20554 being part of PIN 08280-0003(LT)

Parcel 4: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20555 being part of PIN 08279-0058(LT)

Parcel 5: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20555 being part of PIN 08279-0059(LT)

Parcel 6: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20555 being part of PIN 08279-0060(LT)

Parcel 7: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20555 being part of PIN 08279-0061(LT)

Parcel 8: Part of Lot 4, Registered Plan No. 166(3<sup>rd</sup>) in the City of London, County of Middlesex being all of PIN 08279-0062(LT)

Parcel 9: Part of Lot 4, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 5 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 10: Part of Lots 9 and 10, West of Adelaide Street and Part of Pall Mall Street (Closed by By-Law S-1091-287, Registered as Inst. No. LC133181) in the City of London, County of Middlesex designated as Part 1 on Plan 33R-20556 being part of PIN 08277-0124(LT)

Parcel 11: Part of Lots 7 and 8, West of Adelaide Street in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20556 being all of PIN 08277-0134(LT)

Parcel 12: Part of Lot 6, West of Adelaide Street in the City of London, County of Middlesex designated as Part 5 on Plan 33R-20556 being all of PIN 08277-0019(LT)

Parcel 13: Part of Lots 1, 2 and 3, Registered Plan No. 194(E) in the City of London, County of Middlesex designated as Part 6 on Plan 33R-20556 being part of PIN 08277-0035(LT)

Parcel 14: Part of Lot 4, West of Adelaide Street in the City of London, County of Middlesex designated as Part 7 on Plan 33R-20556 being part of PIN 08277-0036(LT)

Parcel 15: Part of Lot 4, West of Adelaide Street in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20556 being part of PIN 08277-0034(LT)

**Permanent Interest (Easement):**

Parcel 16: Part of Lots 4 and 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 6 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 17: Part of Lot 9, West of Adelaide Street in the City of London, County of Middlesex designated as Part 2 on Plan 33R-20556 being part of PIN 08277-0124(LT)

**Limited Interest (Easement):**

Parcel 18: Part of Lot 3, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20554 being part of PIN 08280-0005(LT)

Parcel 19: Part of Lot 2, East Side of Adelaide Street, Registered Plan No. 386(3<sup>rd</sup>) in the City of London, County of Middlesex designated as Part 5 on Plan 33R-20554 being part of PIN 08280-0003(LT)

Parcel 20: Part of Lots 4 and 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 7 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 21: Part of Lot 5, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20555 being part of PIN 08278-0234(LT)

Parcel 22: Part of Lot 4, Registered Plan No. 54(E) in the City of London, County of Middlesex designated as Part 9 on Plan 33R-20555 being part of PIN 08278-0235(LT)

Parcel 23: Part of Pall Mall Street (Closed by By-Law S-1091-287, Registered as Inst. No. LC133181) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20556 being part of PIN 08277-0124(LT)

Any owner of land in respect of which notice is given who desires an inquiry into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;
- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London  
City Hall  
300 Dufferin Avenue  
P.O. Box 5035  
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

---

CATHARINE SAUNDERS  
CITY CLERK

Notes:

1. The *Expropriations Act, R.S.O. 1990, c. E.26*, provides that:
  - (a) where an inquiry is requested, it shall be conducted by an Inquiry Officer appointed by the Attorney General;
  - (b) the Inquiry Officer,
    - i) shall give every party to the inquiry an opportunity to present evidence and argument and to examine and cross-examine witnesses, either personally or by his counsel or agent, and
    - ii) may recommend to the approving authority that a party to the inquiry be paid a fixed amount for his costs of the inquiry not to exceed \$200 and the approving authority may in its discretion order the expropriating authority to pay such costs forthwith.
2. "Owner" and "Registered Owner" are defined in the *Act* as follows:

"Owner" includes a mortgagee, tenant, execution creditor, a person entitled to a limited estate or interest in land, a guardian of property, and a guardian, executor, administrator or trustee in whom land is vested;

"Registered Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper land registry or sheriff's office, and includes a person shown as a tenant of land on the last revised assessment roll;
3. The Expropriating Authority, each owner who notifies the approving authority that he desires a hearing in respect of the lands intended to be expropriated and any owner added as a party by the inquiry officer are parties to the inquiry.

This notice first published on the        day of        , 2019.

Bill No. 410  
2019

By-law No. PS-113-19\_\_\_\_\_

A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

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

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

**1. No Parking**

Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **adding** the following rows:

Blackacres Boulevard	North	Dalmagarry Road	Blackacres Boulevard (north leg) at Valhalla Street	Anytime
Blackacres Boulevard	South	Dalmagarry Road	A point 64 east of Dalmagarry Road	Anytime
Blackacres Boulevard	South	A point 153 m east of Dalmagarry Road	A point 172 m east of Dalmagarry Road	Anytime
Blackacres Boulevard	South	A point 195 m east of Dalmagarry Road	Blackacres Road (north leg)	Anytime
Dawn Drive	West	A point 48 m north of Moffat Avenue	A point 62 m north of Moffat Avenue	7:00 a.m. to 3:00 p.m. Monday to Friday September 1 <sup>st</sup> to June 30 <sup>th</sup>

**2. Stop Signs**

Schedule 10 (Stop Signs) of the PS-113 By-law is hereby amended by **adding** the following rows:

Eastbound & Westbound	Agathos Street	Edgevalley Road
Westbound	Drew Street	Edgevalley Road
Northbound	Dylan Street	Edgevalley Road
Eastbound	Eagletrace Drive	Eagletrace Court
Westbound	Eagletrace Drive	Foxwood Avenue

Westbound	Kyle Court	Dalmagarry Road
Westbound	Meadowvale Drive	Bramblewood Street
Westbound	Michael Street	Michael Circle

**3. Yield Signs**

Schedule 11 (Yield Signs) of the PS-113 By-law is hereby amended by **deleting** the following rows:

Eastbound	Gleneagle Trail	Gleneagle Trail
Southbound	Gleneagle Trail	Gleneagle Trail
Westbound	Meadowvale Drive	Bramblewood Street
Westbound	Meadowvale Drive	Bramblewood Street

Schedule 11 (Yield Signs) of the PS-113 By-law is hereby amended by **adding** the following rows:

Westbound	Blackacres Boulevard	Dalmagarry Road
Eastbound	Blackacres Boulevard	Blackacres Boulevard
Southbound	Blackacres Boulevard	Valhalla Street
Eastbound	Clayridge Way	Valhalla Street
Southbound	Clayridge Way	Valhalla Street
Eastbound & Westbound	Coronation Drive	Dalmagarry Road
Northbound & Southbound	Dalmagarry Road	Blackacres Boulevard
Southbound	Dalmagarry Road	Coronation Drive
Southbound	Drew Street	Agathos Street
Southbound	Dylan Street	Agathos Street
Eastbound	Gleneagle Trail	Eagletrace Drive
Southbound	Gleneagle Trail	Eagletrace Drive
Westbound	Kyle Court	Dalmagarry Road
Westbound	Michael Circle	Michael Circle
Eastbound	Purser Street	Dylan Street
Westbound	Valhalla Street	Blackacres Boulevard



**4. Through Highways**

Schedule 13 (Through Highways) of the PS-113 By-law is hereby amended by deleting the following row:

Blackacres Boulevard	Dalmagarry Road except at the intersection thereof with Freeport Street, Hawthorne Road and Aldersbrook Road	Wonderland Road N
----------------------	--	-------------------

Schedule 13 (Through Highways) of the PS-113 By-law is hereby amended by adding the following row:

Blackacres Boulevard	Valhalla Street except at the intersection thereof with Freeport Street, Hawthorne Road and Aldersbrook Road	Wonderland Road N
----------------------	--	-------------------

**5. Higher Speed Limits**

Schedule 17 (Higher Speed Limits) of the PS-113 By-law is hereby amended by deleting the following rows:

White Oak Road	Southdale Road E	620 m southerly	60 km/h
White Oak Road	A point 620 m south of Southdale Road E	A point 100 m south of Blakie Road	70 km/h

Schedule 17 (Higher Speed Limits) of the PS-113 By-law is hereby amended by adding the following rows:

White Oak Road	Southdale Road E	A point 100 m south of Exeter Road	60 km/h
White Oak Road	A point 100 m south of Exeter Road	A point 100 m south of Blakie Road	70 km/h

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

PASSED in Open Council on October 29, 2019

Ed holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

Bill No. 411  
2019

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

A by-law to repeal By-law No. S.-5728-131 entitled, "A by law to permit Lewis Jeffrey Philip to maintain and use a boulevard parking area upon the road allowance for 476 Oxford Street E, City of London."

WHEREAS the Municipal Council enacted By-law No. S.-5728-131 on April 14, 2015 to permit Lewis Jeffrey Philip to maintain and use a boulevard parking area upon the road allowance for 476 Oxford Street E, City of London;

AND WHEREAS due to a clerical error the Municipal Council enacted By-law No. S.-5673-278 on April 14, 2015 to permit Lewis Jeffrey Philip to maintain and use a boulevard parking area upon the road allowance for 476 Oxford Street E, City of London, under a residential agreement where a commercial agreement should have been executed;

AND WHEREAS it is deemed expedient to repeal By-law No. S.-5728-131;

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

1. By-law No. S.-5728-131 entitled "A by law to permit Lewis Jeffrey Philip to maintain and use a boulevard parking area upon the road allowance for 476 Oxford Street E, City of London" is hereby repealed.
2. This by-law comes into force and effect on the day it is passed.

PASSED in open Council on October 29, 2019.

First Reading -  
Second Reading -  
Third Reading -

Bill No. 412  
2019

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

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

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

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Silverfox Drive and as part of Bridgehaven Drive, namely:

“All of Block 117 on Registered Plan 33M-729 in the City of London and County of Middlesex.”

And

“All of Block 140 on Registered Plan 33M-750 in the City of London and County of Middlesex.”

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

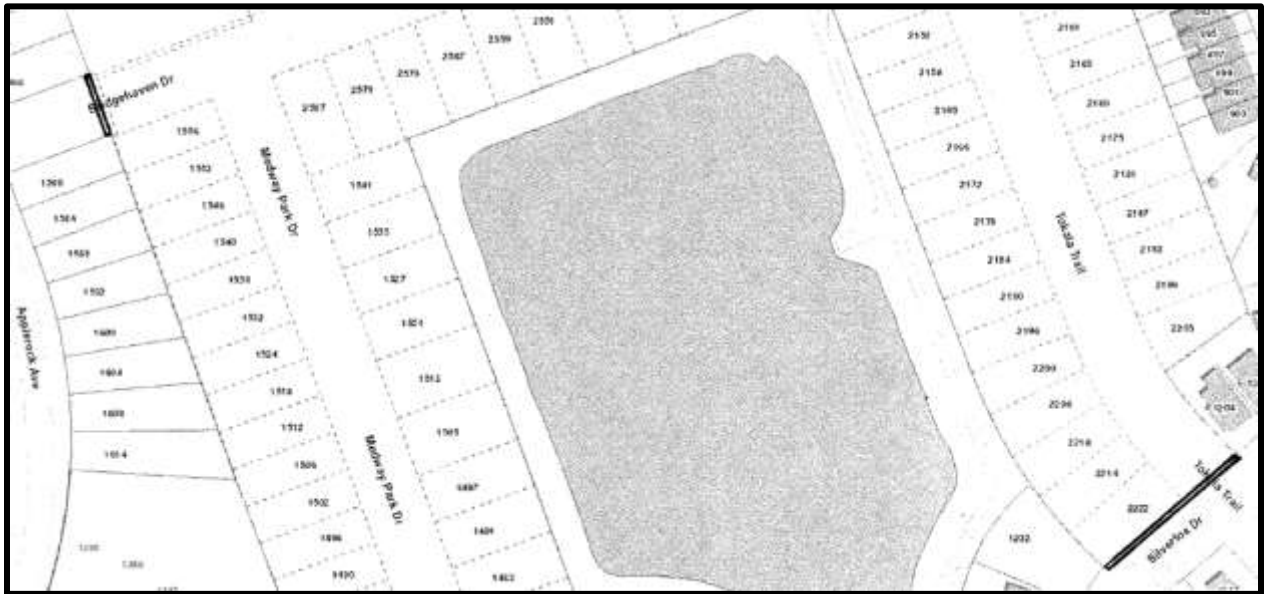
PASSED in Open Council on October 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

# Location Map



ON PETITION

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

A by-law to authorize the construction of sanitary sewer and watermain on Blakie Road (the "Work") as a local improvement pursuant to section 5 of Ontario Regulation 586/06 under the *Municipal Act, 2001*.

WHEREAS The Corporation of the City of London (the "Corporation") has authority under section 5(1) of Ontario Regulation 586/06, Local Improvement Charges – Priority Lien Status under the *Municipal Act, 2001*, (the "Regulation") to pass a by-law to undertake work as a local improvement for the purpose of raising all or any part of the cost of the work by imposing special charges;

AND WHEREAS notice of the intention to pass a by-law to undertake the construction of sanitary sewer and watermain on Blakie Road, (the "Work"), as a local improvement was given to the public and to the owners of the lots liable to be specially charged in accordance with section 6 of the Regulation;

AND WHEREAS in accordance with section 7 (2) (c) of the Regulation, the Corporation has received a petition signed by at least two-thirds of the owners representing at least one-half of the value of the lots liable to be specially charged for the Work, in favour of undertaking the Work as a local improvement;

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

1. The Corporation shall be authorized to undertake the Work as a local improvement for the purpose of raising part of the cost of the Work by imposing a special charge, in accordance with the provisions set out in the Regulation on those lots that abut on the Work and lots that do not abut on the Work but will be immediately benefited by it as set out in the attached Schedule "A" to this by-law.
2. The estimated cost of the Work of \$2,411,910.00 is approved.
3. The owners' share of the cost of the Work being 75% of the estimated cost in the amount of \$1,808,932.50 comprising of the estimated special charge per metre of frontage of \$1,003.25, is approved.
4. The Corporation's share of the cost of the Work being 25% of the estimated cost in the amount of \$602,977.50, is approved.
5. The Managing Director of Environmental and Engineering Services & City Engineer is authorized to prepare all necessary plans, specifications and reports required for and to supervise the construction of the Work.
6. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019

Schedule "A"

Blakie Road - Water & Sewer Servicing

Lot/Block #	Plan #	Roll #	Address	Frontage (feet)	Flankage (feet)	Frontage (metres)	Flankage (metres)	Exemptions and Reductions	Frontage (metres)	Notes	Frontage (metres)	Cost to Owner
								Frontage	Flankage	Past Credits		
								Frontage	Flankage	Flankage		
Lot 22	CON 3	88050082000000	169-207 Exeter Rd.	413.386		126.000	0.000		126.000		126.000	\$126,409.47
Lot 22	CON 3	80050001000000	169-187 Exeter Rd.	380.577		116.000	0.000		116.000		116.000	\$116,376.97
Block 1	33M185	88050079200000	4036, 4056 Meadowbrook Drive	905.190		275.902	0.000		275.902		275.902	\$276,798.61
Blocks 3 & 4	33M185	88050079800000	4096, 4500, 4474 Blakie Rd	1358.615		414.106			414.106		414.106	\$415,451.73
Block 2	33M185	88050079000000	4525, 4285 Blakie Rd.	221.896		67.634			67.634		67.634	\$67,853.79
Blocks 3 & 4	33M185	88050079700000	4023, 4063, 4093 Meadowbrook Dr	631.350		192.435	0.000		192.435		192.435	\$193,060.36
Lot 22	M71	88050089630000	4575 Blakie Road	161.330		55.269	0.000		55.269		55.269	\$55,448.61
Lot 21, Part 6	M71, 33R7522	88050089600000	4183 Blakie Road	186.540		56.857			56.857		56.857	\$57,041.77
Lot 16	M71	88050089450000	4201 Blakie Road	213.480		65.069			65.069		65.069	\$65,280.46
Lot 17	M71	88050089480000	4200 Blakie Road	214.500		65.380			65.380		65.380	\$65,592.47
Lot 18	M71	88050089510000	4230 Blakie Road	216.535		66.000			66.000		66.000	\$66,214.48
Part 1	33R5464	88050084000000	4231 Blakie Road	496.467		151.323			151.323		151.323	\$151,814.76
Part 2	33R5464	88050084010000	225 Exeter Road	495.728		151.098			151.098		151.098	\$151,569.03
Column Totals (metres)						1803.073	0.000	0.000	1803.073	Totals	Metres	Dollars
						A	B	C	D	E	1 - Frontage plus Flankage (A+E)	\$1,808,932.50
											2 - Exemptions and Reductions (C+D+E)	\$0.00
										(1) - (2) - (3)	1803.073	\$1,808,932.50

ALL DOLLAR VALUES ARE ESTIMATES

Bill No. 414  
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 676-700 Beaverbrook Avenue and 356 Oxford Street West.

WHEREAS Summit Properties Ltd. has applied to rezone an area of land located at 676-700 Beaverbrook Avenue and 356 Oxford Street 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 676-700 Beaverbrook Avenue and 356 Oxford Street West, as shown on the attached map comprising part of Key Map No. A.106, from a Residential R5/R7/R9/Restricted Office (R5-5/R7\*D150\*H30/R9-7\*H30/RO2) Zone to a Holding Residential R9 Bonus/Restricted Office Special Provision (R9-7\*B(\_)/RO2(\*)) Zone.

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

B(\_) 676-700 Beaverbrook Avenue and 356 Oxford Street West

The Bonus Zone shall be implemented through one or more agreements to provide for 3 apartment buildings at a maximum density of 262uph with the northerly apartment having a maximum height of 18-storeys, the easterly building having a maximum height of 16-storeys, and the westerly building having a maximum height of 8-storeys. The development must substantively implement the site concept plan and elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Provision of Affordable Housing

The provision of 20 affordable housing units which will include 17 one-bedroom units and 3 two bedroom units with a minimum of 6 affordable units per apartment building. The affordable housing units shall be established by agreement at 90% of average market rent for a period of 20 years. An agreement shall be entered into with the Corporation of the City of London to secure those units for this 20 year term and the term of the contribution agreement will begin upon the initial occupancy of the last subject bonused affordable unit on the subject site.

ii) 2 levels of underground parking

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

- a) Regulation[s]:
- i) Height (Maximum): 62 metres (203.4 ft)
  - ii) Density (Maximum): 262uph (106 upa)
  - iii) Interior Side Yard (Floors 1-2) (Minimum): 3.46 metres (11.35 ft)
  - iv) Interior Side Yard (floors 3-8) (Minimum): 6.0 metres (19.68 ft)
  - v) Exterior Side Yard (floors 1-3) (Minimum): 0 metres (0 ft)
  - vi) Exterior Side Yard (floors 4-18) (Minimum): 8.0 metres (26.25 ft)
  - vii) Rear Yard (Floors 1-2) (Minimum): 4.0 metres (13.12 ft)
  - viii) Rear Yard (Floors 1-8) (Minimum): 3.2 metres (10.5 ft)
  - ix) Rear Yard (Floors 9-16) (Minimum): 11.0 metres (36.10 ft)
  - x) Lot Coverage (Maximum): 74%
  - xi) Setbacks for existing developments shall be recognized as existing on the date of passing of this By-law.

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

RO2(\*) 676-700 Beaverbrook Avenue and 356 Oxford Street West

- a) Regulation[s]:
- i) Office Gross Floor Area (Maximum) 4000m<sup>2</sup> (43,056 sq. ft.)

4. 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.

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 29, 2019.

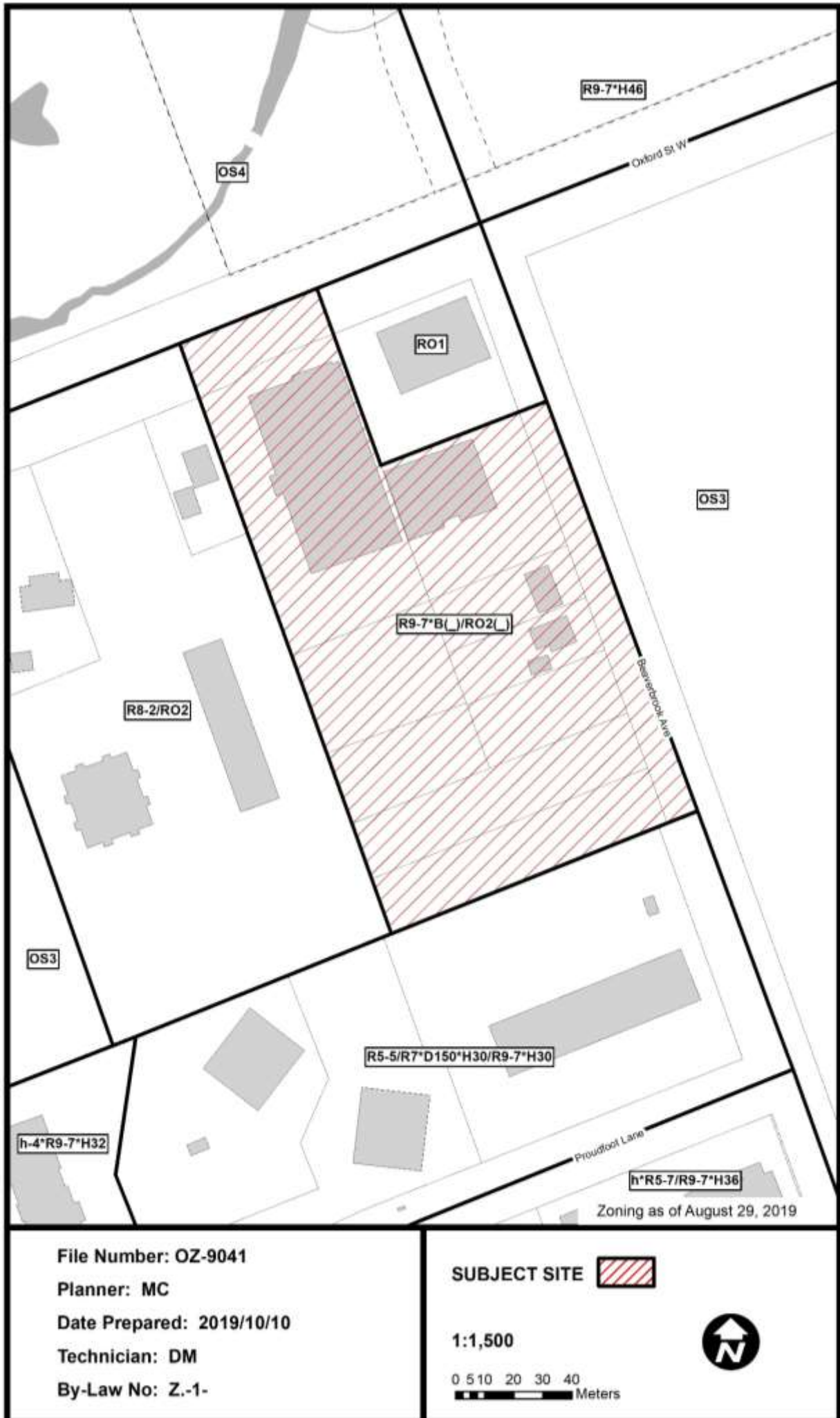
Ed Holder  
Mayor

Catharine Saunders  
City Clerk


First Reading – October 29, 2019  
Second Reading – October 29, 2019  
Third Reading – October 29, 2019



Schedule "A"



File Number: OZ-9041  
Planner: MC  
Date Prepared: 2019/10/10  
Technician: DM  
By-Law No: Z.-1-

SUBJECT SITE   
1:1,500  
0 5 10 20 30 40  
Meters



Schedule "1"

356 OXFORD STREET  
East Elevation

EAST + WEST TOWERS





356 OXFORD STREET  
West Elevation

EAST + WEST TOWERS





356 OXFORD STREET  
North Elevation

EAST + WEST TOWERS







356 OXFORD STREET  
South Elevation

EAST + WEST TOWERS





356 OXFORD STREET  
East Elevation

NORTH TOWER





356 OXFORD STREET  
West Elevation

NORTH TOWER





METAL PANEL -  
WOOD LOOK

GLASS GUARDRAIL -  
FROSTED

CONCRETE BALCONIES -  
CHARCOAL TINT

CONCRETE -  
CHARCOAL TINT

GLAZING

MULTI-STOREY GLAZING

BRICK - GREY

CONCRETE - LIGHT GREY

METAL PANEL SCREEN -  
CHARCOAL

METAL PANEL -  
WOOD LOOK

356 OXFORD STREET  
North Elevation

NORTH TOWER







METAL PANEL -  
WOOD LOOK

CONCRETE BALCONIES -  
CHARCOAL TINT  
GLASS GUARDRAIL -  
FROSTED  
METAL PANEL SCREEN -  
CHARCOAL

CONCRETE - LIGHT GREY

BRICK - GREY  
MULTI-STOREY GLAZING

CONCRETE -  
CHARCOAL TINT

CONCRETE -  
LIGHT GREY  
GLAZING

METAL PANEL -  
WOOD LOOK

356 OXFORD STREET  
South Elevation

NORTH TOWER



