



Council Agenda Including Addeds

The 22nd Meeting of City Council
November 26, 2019, 4:00 PM
Council Chambers

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

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

Pages

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

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

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/22/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/22/CSC)

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

A matter pertaining to the proposed or pending 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. (6.3/22/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.4/22/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.5/22/CSC)

4.6 Labour Relations/Employee Negotiations

A matter pertaining to advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regards to one of the Corporation's unions including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation. (6.6/22/CSC)

4.7 Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, including a municipal employee, with respect to employment related matters, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.7/22/CSC)

4.8 Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence

Three matters pertaining to trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization, as provided by Odgers Berndtson. (6.8/22/CSC)

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

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

information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.9/22/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.10/22/CSC)

4.11 Solicitor-Client Privilege / Potential Litigation / Directions and Instructions

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, potential litigation, and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations with respect to the abandoned utility pipe in the 2017 Byron Baseline Infrastructure Renewal Project. (6.1/15/CWC)

4.12 Solicitor-Client Privilege / Potential Litigation / Directions and Instructions

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, potential litigation, and directions and instructions to officers and employees or agents of the municipality with respect to a claim from Middlesex Condominium Corporation Number 122, property located at 163 Pine Valley Drive. (6.2/15/CWC)

4.13 Solicitor-Client Privilege/Litigation or Potential Litigation

A matter pertaining to litigation or potential litigation with respect to appeals to the Ontario Municipal Board, continued as the Land Use Planning Appeals Tribunal, arising out of the London Plan; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and directions to external legal counsel, officers and employees of the Corporation with respect to appeals to the Ontario Municipal Board, continued as the Land Use Planning Appeals Tribunal, arising out of the London Plan. (6.1/20/PEC)

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

5.1 21st Meeting held on November 12, 2019

8

6. Communications and Petitions

6.1 *(ADDED) 11th Report of the London Advisory Committee on Heritage*

(Refer to the Planning and Environment Committee Stage for Consideration with item 11 (5.1) of the 20th Report of the Planning and Environment Committee)

1. A. M. Valastro, 133 John Street, Unit 1

47

7. Motions of Which Notice is Given

8. Reports

8.1	22nd Report of the Corporate Services Committee	51
	1. Disclosures of Pecuniary Interest	
	2. (2.1) 2019 Annual Report on Write-Off of Provincial Offences Act (POA) Accounts Receivable	
	3. (5.1) Resubmitting - Recognition Event for Black History Month	
	4. (5.2) 1st Report of the City Manager Search Committee	
	5. (5.3) Proposed Change to Municipal Council Meeting to Adopt Budget - March 3, 2020 to March 2, 2020	
8.2	15th Report of the Civic Works Committee	62
	1. Disclosures of Pecuniary Interest	
	2. (2.1) 10th of Transportation Advisory Committee	
	3. (2.2) Endorsement of the Updated Operational Plan for London's Drinking Water System	
	4. (2.3) Award of Consulting Engineering Services for Arva-Huron Water Pipeline - Municipal Class Environmental Assessment Master Plan - RFP 19-53	
	5. (2.4) Request for Proposal 19-45 - Contract Award of 2019 Cured in Place Pipe (CIPP) Sewer Lining Program	
	6. (2.5) Agreement with 1889 Westminster Drive for Crop Impacts and a Mutual Agreement Drain (Relates to Bill No. 438)	
	7. (2.6) Dundas Place - Thames Valley Parkway Active Transportation Connection - Appointment of Consulting Engineer	
	8. (2.7) By-law and Vehicle Lease Agreements - Urban Animal Management Inc. and Tourism London (Relates to Bill No.s 439 and 440)	
	9. (2.8) Kilally Fields - Closing of Elgin Street on Registered Plan 325(C) (Relates to Bill No. 443)	
	10. (5.1) Deferred Matters List	
8.3	20th Report of the Planning and Environment Committee	67
	1. Disclosures of Pecuniary Interest	
	2. (2.1) Review of Delegated Authority for Heritage Alteration Permits (Relates to Bill No. 442)	
	3. (2.2) Application - 3260 Singleton Avenue (H-9119) (Relates to Bill No 445)	

4. (2.3) Application - 660 Suuningdale Road East - Applewood Subdivision Phase 2 - Special Provisions 39T-09501-2
5. (3.1) Allowing "Farm Gate Sales" on Lands within the Urban Growth Boundary (Z-9060) (Relates to Bill No. 446)
6. (3.2) Application - 2498, 2500 and 2510 Main Street (Z-9105) (Relates to Bill No. 447)
7. (3.3) Application - 666-670 Wonderland Road North (Z-9093) (Relates to Bill No. 448)
8. (3.4) Bird Friendly Development (Relates to Bill No. 441)
9. (4.1) 11th Report of the Advisory Committee on the Environment
10. (4.2) Draft Affordable Housing Community Improvement Plan and Key Considerations for Program Guidelines (O-9099)
11. (5.1) 11th Report of the London Advisory Committee on Heritage

8.4 5th Report of the Audit Committee

91

1. Disclosures of Pecuniary Interest
2. (4.1) Internal Audit Summary Update
3. (4.2) January - December 2019 Internal Audit Dashboard as at October 28, 2019
4. (4.3) Observation Summary as at October 28, 2019
5. (4.4) 2020 - 2022 Internal Audit Plan
6. (4.5) Parking Enforcement Assessment - July 2019 - September 2019

9. Added Reports

- 9.1 21st 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. 437 By-law No. A.- _____ - _____

93

A by-law to confirm the proceedings of the Council Meeting held on the 26th day of November, 2019. (City Clerk)

- 13.2 Bill No. 438 By-law No. A.- _____ - _____

94

A by-law to approve a Mutual Agreement Drain Agreement (the

	“Agreement”) between The Corporation of the City of London (“City”) and Gordon Douglas Boughner and Marilyn Jane Boughner; (the “Boughners”) and to authorize the Mayor and City Clerk to execute the Agreement. (2.5/15/CWC)	
13.3	Bill No. 439 By-law No. A.- _____ - ____ A by-law to approve a Vehicle Lease Agreement between The Corporation of the City of London (“City”) and Urban Animal Management Inc. (“UAM”); to provide for the leasing of seven (7) City-owned vehicles to the UAM and to authorize the Mayor and City Clerk to execute the Agreement. (2.7a/15/CWC)	97
13.4	Bill No. 440 By-law No. A.- _____ - ____ A by-law to approve the Vehicle Lease Agreement between The Corporation of the City of London (the “City) and Tourism London for the lease of one (1) City-owned vehicle to Tourism London; and to authorize the Mayor and City Clerk to execute the Agreement. (2.7b/15/CWC)	102
13.5	Bill No. 441 By-law No. C.P.-1455()- ____ A by-law to amend By-law C.P.-1455-541, as amended, entitled “Site Plan Control Area Bylaw”. (3.4/20/PEC)	107
13.6	Bill No. 442 By-law No. C.P.-1502()- ____ A by-law to amend By-law C.P.-1502-129 being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties”, to clarify the process for Heritage Alternation Permits . (2.1/20/PEC)	108
13.7	Bill No. 443 By-law No. S.- _____ - ____ A by-law to stop up and close Elgin Street on Registered Plan 325(C), East of Adelaide. (2.8/15/CWC)	109
13.8	Bill No. 444 By-law No. S.- _____ - ____ A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as part of Tobin Court, east of Westmount Drive) (Chief Surveyor - for the purposes of establishing the lands as public highway)	111
13.9	Bill No. 445 By-law No. Z.-1-19 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3260 Singleton Avenue. (2.2/20/PEC)	113
13.10	Bill No. 446 By-law No. Z.-1-19 _____ A by-law to amend By-law No. Z.-1 to add a new definition of Farm Gate Sales and add Farm Gate Sales as a permitted use in the Urban Reserve (UR) Zone. (3.1/20/PEC)	115
13.11	Bill No. 447 By-law No. Z.-1-19 _____ A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2498, 2500, and 2510 Main Street. (3.2/20/PEC)	116
13.12	Bill No. 448 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 666-670 Wonderland Road North. (3.3/20/PEC)

14. Adjournment



Council Minutes

The 21st Meeting of City Council
November 12, 2019, 4:00 PM

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

Also Present: M. Hayward, A.L. Barbon, B. Card, B. Coxhead, S. Datars Bere, J. Fleming, M. Geudens, O. Katolyk, L. Livingstone, P. McKague, D. O'Brien, D. Popadic, M. Ribera, C. Saunders, K. Scherr, M. Schulthess, C. Smith, S. Stafford, B. Westlake-Power.

The meeting was called to order at 4:02 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor M. Salih and P. Van Meerbergen.

At 4:06 PM, Councillor M. Salih enters the meeting.

1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest in Item 2.1 (2) of the 21st Report of the Strategic Priorities and Policy Committee, having to do with Updates to the 2020-2023 Multi-Year Budget, specifically those matters pertaining to the Middlesex-London Health Unit (MLHU), by indicating that the MLHU is his employer.

Councillor S. Turner further indicates a pecuniary interest in Item 4.2 (4) of the same report, having to do with Councillor E. Peloza's resignation from the MLHU Board of Directors, by indicating that the Board is his employer.

Councillor M. Salih discloses a pecuniary interest in Item 2.1 (4) of the 20th Report of the Strategic Priorities and Policy Committee, having to do with the Implementation of the Free of Fear Services for All Policy, by indicating that he is employed by the Federal Government.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

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

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

4.1 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. (6.1/12/CPSC)

4.2 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.
(6.2/12/CPSC)

4.3 Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List.
(6.3/12/CPSC)

4.4 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.
(6.4/12/CPSC)

4.5 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.
(6.3/21/CSC)

4.6 Land Disposition/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.
(6.1/21/CSC)

4.7 Litigation/Potential Litigation / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to the partial expropriation of property located at 1932 Wonderland Road North, including matters before administrative tribunals, affecting the municipality or local board, LPAT File Number LC 190008; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 1932 Wonderland Road North; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of a property located at 1932 Wonderland Road North.
(6.2/21/CSC)

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

Absent: (1): P. Van Meerbergen

Motion Passed (14 to 0)

The Council rises and goes into the Council, In Closed Session, at 4:09 PM, with Mayor E. Holder in the Chair and all Members present, except Councillor Van Meerbergen.

At 4:11 PM, Councillor Van Meerbergen enters the meeting.

The Council, In Closed Session, rises at 4:19 PM and Council reconvenes at 4:20 PM, with Mayor E. Holder in the Chair and all Members present.

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

Motion made by: E. Peloza

Seconded by: P. Van Meerbergen

That the Minutes of the 20th Meeting held on October 29, 2019, BE APPROVED.

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

Motion Passed (15 to 0)

6. Communications and Petitions

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

That the communication from M. Wiebe, MHBC Planning Urban Design and Landscape Architecture BE RECEIVED and BE REFERRED as noted on the Added Agenda.

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

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 19th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 19th Report of the Planning and Environment Committee BE APPROVED, excluding Item 11 (2.11).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed

Motion Passed

2. (2.1) 10th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That the 10th Report of the Trees and Forests Advisory Committee, from its meeting held on October 23, 2019 BE RECEIVED for information.

Motion Passed

3. (2.2) Application - 1031 and 1095 Upperpoint Avenue (H-9124)
(Relates to Bill No. 427)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to portions of the properties located at 1031 and 1095 Upperpoint Avenue, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 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 R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(61)/R8-4(35)), and Holding Residential R4/R5/R6/R9 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(65)/R9-7(26)*H40) Zone TO Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R8-4(35)) and Residential R4/R5/R6/R9 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R9-7(26)*H40) Zone to remove the holding provisions for portions of these lands. (2019-D09)

Motion Passed

4. (2.3) Application - 1031 and 1095 Upperpoint Avenue (P-9078)

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 Sifton Properties Limited, to exempt Blocks 132/133, Plan 33M-754 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 132/133, Plan 33M-754 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Holding Residential R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(65)/R8-4(35)) and Holding Residential R4/R5/R6/R9 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(65)/R9-7(26)*H40), which permits street townhouse dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Blocks 132/133, Plan 33M-754 as noted in clause a) above:
 - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
 - ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited.

The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

- iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
- v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
- vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
- vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title; and,
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question.

(2019-D25)

Motion Passed

- 5. (2.4) Application - 915 and 955 Upperpoint Avenue (H-9125)
(Relates to Bill No. 428)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to a portion of the properties located at 915 and 955 Upperpoint Avenue, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 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 R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)) Zone TO a Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)) Zone to remove the holding provisions for portions of these lands to be developed as Street Townhouse Dwellings. (2019-D09)

6. (2.5) Application - 915 and 955 Upperpoint Avenue (P-9077)

Motion made by: A. Hopkins

That, the following actions be taken with respect to the application by Sifton Properties Limited, to exempt Blocks 134/135, Plan 33M-754 from Part-Lot Control:

a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 134/135, Plan 33M-754 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Holding Residential R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(65)/R8-3(5)) which permits street townhouse dwellings;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Blocks 134/135, Plan 33M-754 as noted in clause a) above:

i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;

ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;

iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

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

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

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

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

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

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

- x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
 - xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;
 - xii) the applicant shall provide a draft transfer of the easements to be registered on title; and,
 - xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the by-law affecting the Lots/Block in question.
- (2019-D25)

Motion Passed

7. (2.6) Application - 1830 Finley Crescent (P-9096)

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 Kenmore Homes (London) Inc., to exempt Block 98, Plan 33M-733 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 98, Plan 33M-733 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-4(4)) which permits street townhouse dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 98, Plan 33M-733 as noted in clause a) above:
 - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
 - ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
 - v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference

plan;

- vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
- vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title;
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question; and,
- xiv) in accordance with condition v), the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1830 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict. (2019-D25)

Motion Passed

8. (2.7) Application - 1860 Finley Crescent (P-9095)

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 Kenmore Homes (London) Inc., to exempt Block 97, Plan 33M-733 from Part-Lot Control:

a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at a future Council meeting, to exempt Block 97, Plan 33M-733 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-4(4)) which permits street townhouse dwellings;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 97, Plan 33M-733 as noted in clause a) above:

- i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
- ii) the applicant submit a draft reference plan to Development

Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;

iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited.

The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

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

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

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

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

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

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

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

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

xii) the applicant shall provide a draft transfer of the easements to be registered on title;

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

xiv) in accordance with condition v), the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1860 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict. (2019-D25)

Motion Passed

9. (2.8) Application - 200 Callaway Road (H-9126) (Relates to Bill No. 429)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by 2682207 Ontario Limited, relating to the property located at 200 Callaway Road, the proposed

by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Residential R6 Special Provision/ Residential R7 Special Provision (h-5*h-99*h-100*R6-5(23)/R7(11) Zone TO Residential R6 Special Provision/Residential R7 Special Provision (R6-5(23)/R7(11) Zone to remove the holding provisions. (2019-D09)

Motion Passed

10. (2.9) Application - 420, 440, 460 and 480 Callaway Road (Relates to Bill No. 430)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Tricar Properties Limited, relating to the properties located at 420, 440, 460, and 480 Callaway Road, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Residential R9 Special Provision (h-53*R9-7(27)) TO a Residential R9 Special Provision R9-7(27)) Zone to remove the holding provision. (2019-D09)

Motion Passed

12. (2.12) Application - Emily Carr South Subdivision - Special Provisions 39T-16508

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Goldfield Ltd., for the subdivision of land located at 3425 Emily Carr Lane (south portion), on the north side of the proposed Bradley Avenue extension, west of the Copperfield in Longwoods residential subdivision and south of Wharnclyffe Road:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Goldfield Ltd., for the Emily Carr South Subdivision (39T-16508) as appended to the staff report dated November 4, 2019, BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated November 4, 2019 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2019-D09)

Motion Passed

13. (2.13) City Planning Two-Year Work Program

Motion made by: A. Hopkins

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated November 4, 2019 entitled "City Planning Two-Year Work Program" BE RECEIVED for information. (2019-A23)

Motion Passed

14. (2.14) Minor Variance Applications Considered by the Committee of Adjustment 2018

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, the staff report dated November 4, 2019 entitled "Minor Variance Applications Considered by the Committee of Adjustment 2018 - Information Report" BE RECEIVED for information. (2019-D13)

Motion Passed

15. (2.16) Building Division Monthly Report for September 2019

Motion made by: A. Hopkins

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

Motion Passed

16. (2.10) Application - 2890 and 2898 Woodhull Road (H-9116)
(Relates to Bill No. 431)

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 Peter and Louise McConnell, relating to lands located at 2890 and 2898 Woodhull Road:

a) the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands located at 2898 Woodhull Road FROM a Holding Agricultural (h-4•AG2) Zone TO an Agricultural (AG2) Zone to remove the h-4 holding provision; and,

b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject lands located at 2890 Woodhull Road FROM a Holding Agricultural (h-4•AG2) Zone TO an Agricultural (AG2) Zone to remove the h-4 holding provision, BE REFUSED for the following reason:

i) the condition for removing the holding provision has not been

satisfied as a slope stability or geotechnical assessment has not been provided for the parcel at 2890 Woodhull Road, as required in accordance with the provisions of The London Plan, the City of London, and Upper Thames River Conservation Authority. (2019-D09)

Motion Passed

17. (2.15) By-law Amendment Request - Downtown London Business Association Improvement Area (Relates to Bill No. 425)

Motion made by: A. Hopkins

That, on the recommendation of the City Clerk, the proposed by-law appended to the staff report dated November 4, 2019, being a by-law to amend By-law CP-2, as amended, being "A by-law to provide for the Improvement Area to be known as the London Downtown Business Association Improvement Area and to establish a Board of Management therefor" by amending the Board Composition and clarifying quorum at a meeting BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019. (2019-C12)

Motion Passed

18. (3.1) 12th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 11th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on October 17, 2019:

a) a Working Group BE ESTABLISHED consisting of R. Trudeau (lead), I. Arturo, A. Bilson Darko and S. Hall with respect to the Bryon Gravel Pit Secondary Plan; it being noted that the Environmental and Ecological Planning Advisory Committee heard the presentation from B. Page, Senior Planner, appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee, with respect to this matter;

b) the following actions be taken with respect to the proposed "You, Your Dog and ESAs" brochure:

i) the "You, Your Dog and ESAs" brochure appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee BE APPROVED for printing and circulation; it being noted that two of the photographs will be replaced prior to printing; and,

ii) it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from T. Lystar, Chair, Animal Welfare Advisory Committee, with respect to the proposed changes to the above-noted brochure;

c) the following actions be taken with respect to the White-Oak Dingman Secondary Plan Draft Lands Status Report and the White OakDingman Environmental Assessment:

i) the White-Oak Dingman Secondary Plan Draft Lands Status Report Working Group comments BE FORWARDED to the Civic

Administration for consideration; and,
ii) it BE NOTED that a Notice of Public Information Centre #2 relating to the Dingman Drive East of Wellington Road to Highway 401 and Area Intersections Municipal Class Environmental Assessment, was received;

it being further noted that the Environmental and Ecological Planning Advisory Committee received the maps from S. Levin appended to the 11th Report of the Environmental and Ecological Planning Advisory Committee;

d) clauses 1.1, 2.3, 3.1, 5.1 to 5.4, inclusive, BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a delegation and received the ~~attached~~ submission from S. Levin, Chair, Environmental and Ecological Planning Advisory Committee, with respect to these matters.

Motion Passed

19. (3.2) Comprehensive Community Regeneration Study Request - Argyle BIA and Surrounding Area

Motion made by: A. Hopkins

That the Managing Director, Planning and City Planner, BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with respect to the results of a Comprehensive Community Regeneration Study of the Argyle Business Improvement Area and surrounding areas; it being noted that the Planning and Environment Committee reviewed and received a communication dated October 25, 2019, from R. Sidhu, Executive Director, Argyle Business Improvement Area, with respect to this matter. (2019-D09)

Motion Passed

20. (3.3) Application - 1875 Wharnccliffe Road South (OZ-9073) (Relates to Bill No.'s 422, 423 and 432)

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 Wharnccliffe Enterprise Centre Inc., relating to the property located at 1875 Wharnccliffe Road South:

a) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend the (1989) Official Plan to:

i) add a policy to Section 10.1.3 – “Policies for Specific Areas” to permit existing industrial uses in existing buildings; and,
ii) add a policy in Section 20.5.9 - “Bostwick Residential Neighbourhood” to the Southwest Area Secondary Plan to permit existing industrial uses in existing buildings;

b) the proposed by-law appended to the staff report dated

November 4, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend The London Plan by adding a policy in Section 20.5.9 - "Bostwick Residential Neighbourhood" to the Southwest Area Secondary Plan to permit existing industrial uses in existing buildings; and,

c) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b) above), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and Temporary (T-52) Zone TO a Holding Light Industrial Special Provision (h-17*LI8()) Zone;

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

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

- the recommended amendments are consistent with the 2014 Provincial Policy Statement ("PPS") which directs municipalities to maintain suitable sites for employment uses and consider the needs of existing and future businesses;
- the recommended amendment conforms to the in-force policies of the (1989) Official Plan including but not limited to the policies of Chapter 10 which list the necessary condition(s) for approval of Policies for Specific Areas to allow the continued use of the site for existing industrial uses until the subject lands can redevelop for residential uses in accordance with the Multi-Family, Medium Density Residential designation;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Southwest Area Secondary Plan which permits special policies for specific areas, and the proposed special policy would allow the continued use of existing industrial uses until the subject lands can redevelop for residential uses in accordance with the Neighbourhoods Place Type; and,
- the recommended amendment to Zoning By-law Z.-1 will conform to the (1989) Official Plan and The London Plan as recommended to be amended. The recommended amendment to the Zoning By-law will permit the existing industrial uses in the existing buildings with existing outdoor storage, and limit any expansions or new industrial uses to locate on site. The zoning will ensure the uses continue to maintain an acceptable level of compatibility with the surrounding area. The recommended amendment to the Zoning By-law will regularize and permit existing site conditions which can accommodate the existing uses to continue without serious adverse impacts for surrounding residential land uses. (2019-D09)

Motion Passed

21. (3.4) Application - 2497-2591 Bradley Avenue (OZ-8679) (Relates to Bill No.'s 424 and 433)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, with respect to the application by the The Corporation of the City of London, relating to the properties located at 2497-2591 Bradley Avenue:

a) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend the Official Plan by adding a "Special Policy" to Chapter 10 – Policies for Specific Areas – of the Official Plan to permit commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility; and,

b) the proposed by-law appended to the staff report dated November 4, 2019 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject properties FROM an Urban Reserve (UR6) Zone and a Holding Light Industrial Special Provision (h-17*LI6(6)) TO a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone, a holding Light Industrial Special Provision (h-18*LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone;

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

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

- the recommended amendments are consistent with the policies of the Provincial Policy Statement, 2014, which promote healthy, liveable and safe communities by encouraging efficient development and land use patterns and by accommodating an appropriate range and mix of land uses to meet current and projected needs of the Municipality;
- the recommended amendment is consistent with the City of London 1989 Official Plan policies and the in-force policies of The London Plan including, but not limited to, the Light Industrial Place Type policies. The recommended amendments will allow for light industrial uses. Overall, the proposed uses will serve the intended function of the existing Light Industrial designation as outlined in the London Plan and the 1989 Official Plan while providing for additional economic opportunities in a manner which respects the intended form and character of the area through conformity with the Airport Road South Business Park Urban Design Guidelines;
- the proposed Zoning By-law Z.-1 amendment conforms to the City of London 1989 Official Plan policies and the in force policies of The London Plan including but not limited to the policies of the Light Industrial Place Type, conforms to the Airport Road South Area Plan, and provides for uses that are appropriate to develop on this site; and,
- a holding provision has been recommended on a portion of the subject lands to ensure all archaeological reports are cleared by the Ministry of Tourism, Culture and Sport. (2019-D09)

Motion Passed

22. (3.5) 3427 Paulpeel Avenue (Z-9094) (Relates to Bill No. 434)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Banman Developments Inc., relating to the property located at 3427 Paulpeel Avenue, the proposed by-law appended to the staff report dated November 4, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone;

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

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

- the recommended Zoning By-law amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment to Zoning By-law Z.-1 conforms to the 1989 Official Plan including but not limited to the policies of the Multi-Family, Medium Density Residential designation, and The London Plan including but not limited to the policies of the Neighbourhood Place Type, and provides for an appropriate development of the site;
- the recommended amendment will ensure that the seven (7) single detached dwelling lots are all contained with a similar Zone permitting single detached dwellings; and,
- the recommended amendment represents good land use planning. (2019-D09)

Motion Passed

23. (3.6) Application - 3260 Singleton Avenue 39CD-19513

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 Sifton Properties Ltd., relating to the property located at 3260 Singleton Avenue:

a) the Approval Authority BE ADVISED that no issues were raised by the public at the public meeting with respect to the application by Sifton Properties Limited, for Draft Plan of Vacant Land Condominium relating to the property located on a portion of 3260 Singleton Avenue; and,

b) the Approval Authority BE ADVISED that no issues were raised by the public at the public meeting with respect to the Site Plan Approval application by Sifton Properties Limited, relating to the property located on a portion of 3260 Singleton Avenue;

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

Motion Passed

24. (5.1) Environmental Considerations Relating to Studies and Reports

Motion made by: A. Hopkins

That, the following actions be taken with respect to environmental considerations relating to studies and reports:

- a) the Civic Administration BE REQUESTED to review and report back at a future Planning and Environment Committee meeting on best practices and legal limitations for performing Subject Land Status reports and Environmental Impact Studies on lands that are under private ownership and that are owned by multiple parties and, in particular, where one or more of the property owners refuse staff entry onto their lands;
- b) the Environmental and Ecological Planning Advisory Committee BE REQUESTED to perform an environmental scan of practices in other municipalities related to the above-noted evaluations; and,
- c) the Civic Administration BE REQUESTED to review the plan for Meadowlark habitat on a comprehensive ecological systems basis, so that Secondary Plans and Planning Applications can address habitat requirements in accordance with this larger context.

Motion Passed

11. (2.11) Application - Draft Plan Subdivision Approval - 3 Year Extension - 751 Fanshawe Park Road 39T-03505

Motion made by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by Vista Woods Estates Inc., relating to the property located on the west side of Wonderland Road North and south of Sunningdale Road West (751 Fanshawe Park Road West), the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Vista Woods Estates Ltd. (File No. 39T-03505), prepared by MTE (Drawing No.41794-134, dated June 2019) as redline amended, which shows 113 single detached residential lots, two medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive SUBJECT TO the conditions contained in Schedule "A" appended to the staff report dated November 4, 2019. (2019-D09)

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

Motion Passed (15 to 0)

- 8.2 12th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 12th Report of the Community and Protective Services Committee BE APPROVED.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Follow Up Information Report - Parks Winter Garbage Collection

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Parks and Recreation, the staff report dated November 5, 2019, with respect to Parks Winter Garbage Collection, BE RECEIVED. (2019-E07)

Motion Passed

3. (2.2) Animal Services RFP 19-14 Service Agreement Between The City of London and Urban Animal Management Inc. (Relates to Bill No. 421)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the proposed by-law, as appended to the staff report dated November 5, 2019, BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019, to:

- a) authorize and approve the Agreement, as appended to the above-noted by-law, being a Service Agreement between The Corporation of the City of London and Animal Management Inc.;
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2019-P14)

Motion Passed

4. (2.3) 7th Report of the Diversity, inclusion and Anti-Oppression Advisory Committee

Motion made by: M. Cassidy

That the following actions be taken with respect to the 7th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on October 17, 2019:

- a) J. Braithwaite BE APPROVED as the representative member from the Diversity, Inclusion and Anti-Oppression Advisory Committee to sit on the Community Diversity and Inclusion Strategy Leadership Table;

- b) the following actions be taken with respect to the 2019 Diversity, Race Relations and Inclusivity Award:
- i) Top Event Productions BE AWARDED the 2019 Diversity, Race Relations and Inclusivity Award, in the Small Business/Labour (under 50 members) category;
 - ii) 3M Employee Resource Group BE AWARDED the 2019 Diversity, Race Relations and Inclusivity Award, in the Large Business/Labour (50+ members) category;
 - iii) Big Bike Giveaway BE AWARDED the 2019 Diversity, Race Relations and Inclusivity Award, in the Social/Community Services/Not for Profit (under 50 members) category;
 - iv) Community Living London BE AWARDED the 2019 Diversity, Race Relations and Inclusivity Award, in the Social/Community Services/Not for Profit (50+ members) category; and,
 - v) Western Muslim Students Association BE AWARDED the 2019 Diversity, Race Relations and Inclusivity Award, in the Youth/Young Adult Groups or Organizations category;
- c) the following actions be taken with respect to the Diversity, Inclusion and Anti-Oppression Advisory Committee (DIAAC) work plan:
- i) the revised ~~attached~~ 2019 DIAAC work plan BE FORWARDED to Municipal Council for approval; and,
 - ii) a draft 2020/2021 DIAAC work plan BE DEVELOPED for presentation to the committee by their January 2020 meeting date; and,
- d) clauses 1.1, 2.1, 2.2, 4.1 and 6.1 BE APPROVED.

Motion Passed

5. (2.4) 10th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

That the 10th Report of the Accessibility Advisory Committee, from its meeting held on October 24, 2019, BE RECEIVED.

Motion Passed

6. (2.5) 9th Report of the London Housing Advisory Committee

Motion made by: M. Cassidy

That the 9th Report of the London Housing Advisory Committee, from its meeting held on October 9, 2019, BE RECEIVED.

Motion Passed

7. (4.1) Maintenance of Vacant Properties - Councillor A. Kayabaga

Motion made by: M. Cassidy

That the Civic Administration BE REQUESTED to report back to the Community and Protective Services Committee, as part of the planned report back in Q1 of 2020, with respect to potential options that may be available to make sure vacant properties, including properties designated under the Ontario Heritage Act, specifically those with Heritage Easement Agreements in place, are kept in good repair, including information on possible actions that could be taken to ensure compliance with the City of London's By-laws, with

a focus on public safety, nuisance control, preservation of heritage attributes and demolition by neglect, including but not limited to: the registration of vacant buildings; escalated fines or administrative penalties; and proactive City initiated demolition; it being noted that the communication dated October 16, 2019, from Councillor A. Kayabaga, with respect to this matter, was received. (2019-D19/R01)

Motion Passed

8. (4.2) Request for Support of the Canadian Urban Libraries Council (CULC) E-Content Campaign

Motion made by: M. Cassidy

That the Mayor BE REQUESTED to call on the Federal Government to:

- a) investigate the barriers faced by public libraries in acquiring digital publications and the problems these barriers pose for vulnerable demographic groups in Canada; and,
 - b) develop a solution that increases public library access to digital publications across Canada and assists public libraries in meeting the cost requirements to acquire digital publications;
- it being noted that the communication, dated October 25, 2019, from M. Hamou, London Public Library Board, with respect to this matter, was received. (2019-R02)

Motion Passed

9. (4.3) Request for Delegation Status - Position Statement - Vaping in Schools and Student Health

Motion made by: M. Cassidy

That the following actions be taken with respect to the communication from D. Bowman, University of Western Ontario, related to a request for delegation status to speak to the Community and Protective Services Committee (CPSC) with respect to vaping in schools:

- a) the above-noted delegation request BE APPROVED for the December 3, 2019 CPSC meeting;
- b) the above-noted communication and position statement from the Human Environments Analysis Laboratory Youth Advisory Council (HEALYAC) BE FORWARDED to C. Mackie, Middlesex-London Health Unit for consideration as well as an offer of delegation status at the above-noted CPSC meeting to speak to this matter; and,
- c) the above-noted items BE RECEIVED. (2019-S12)

Motion Passed

10. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at October 11, 2019, BE RECEIVED.

Motion Passed

8.3 21st Report of the Corporate Services Committee

Motion made by: J. Morgan

That the 21st Report of the Corporate Services Committee BE APPROVED, excluding Item 3 (2.2).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests are disclosed.

Motion Passed

2. (2.1) 2019 Accessibility Compliance Report

Motion made by: J. Morgan

That, on the recommendation of the Acting Director of Human Resources, the staff report dated November 5, 2019 regarding the 2019 accessibility compliance report BE RECEIVED for information.

Motion Passed

4. (2.3) Budweiser Gardens: City Approval of Digital Wall Capital Lease Agreement (Relates to Bill No. 420)

Motion made by: J. Morgan

That on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken:

- a) the capital lease to add a digital wall of TV's at Budweiser Gardens BE APPROVED for the purpose of advertising; and,
- b) the by-law appended to the staff report dated November 5, 2019 as Appendix "B", BE INTRODUCED at the Municipal Council meeting to be held on November 12, 2019 to delegate approval authority for up to \$150,000 as it relates to approval of capital lease agreements for Budweiser Gardens to the City Treasurer or delegate.

Motion Passed

5. (2.4) RFT 19-90 Plumbing Services at Various City of London facilities - Irregular Result

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the selection of a Licensed Plumbing Services Provider at various City of London facilities:

- a) the proposal submitted by Besterd Mechanical, 1070 Wilton Grove Road, London ON N6N 1C6 for the provision of Plumbing Services at various City of London facilities in accordance RFT19-90 Plumbing Services at Various City of London Facilities, at a total estimated annual cost of \$178,870.00 (excluding HST), BE ACCEPTED; it being noted that this is an Irregular Result under Section 8.10 (b) of the Procurement of Goods & Service Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this contract; and
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract, having a purchase order, or contract record relating to the subject matter of this approval.

Motion Passed

- 6. (2.5) Pre-Authorized Tax Payment Plan By-law and Collection of Property Taxes By-law (Relates to Bill No.'s 417 and 418)

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to property taxation for 2020:

- a) the by-law, as appended to the staff report dated November 5, 2019 (Appendix A), BE INTRODUCED at the Council meeting to be held on November 12, 2019 to amend By-law A-5505-497 "A by-law to authorize the implementation of a pre-authorized payment plan for The Corporation of the City of London" by repealing paragraph 10 therein and by replacing with a new paragraph 10 for the provision of the calculation of pre-authorized payments; and,
- b) the by-law, as appended to the staff report dated November 5, 2019 (Appendix B), BE INTRODUCED at the Council meeting to be held on November 12, 2019 to amend By-law A-8 the "Property Tax Collection By-law" by repealing sections 1.8 and 1.9 and by replacing them with new sections for the provision of the calculation of the interim tax levy.

Motion Passed

- 7. (2.6) City of London Days at the Budweiser Gardens - Showdown in the Downtown

Motion made by: J. Morgan

That, on the recommendation of the City Clerk, the request from London Health Sciences Centre to hold the Showdown in the Downtown – Knock Out Kidney Disease on September 26, 2020, BE APPROVED as a City of London Day at the Budweiser

Gardens; it being noted that four days remain for 2020, with no other requests pending.

Motion Passed

8. (4.1) Parkinson Society Southwestern Ontario - Request for Exemption and Policy Amendment - City of London Days at Budweiser Gardens

Motion made by: J. Morgan

That the following actions be taken with respect to the request of the Parkinson Society Southwestern Ontario for an additional City of London day at the Budweiser Gardens:

a) notwithstanding the existing policy, the request for the Parkinson Society of Southwestern Ontario for a City of London day event at the Budweiser Gardens, BE APPROVED for June 2020, subject to the availability of the venue; and,

b) the City Clerk BE DIRECTED to report back to the Corporate Services Committee with respect to potential policy amendments to allow for flexibility related to requests.

Motion Passed

3. (2.2) Recognition Event for Black History Month

Motion made by: J. Morgan

That, on the recommendation of the Acting Director, Human Resources the staff report dated November 5, 2019 regarding an event to recognize Black History Month BE RECEIVED and that any decision BE DEFERRED until a review of the Issuance of Proclamation Policy is completed and a report is submitted at a future date.

Motion made by: A. Kayabaga

Seconded by: M. Salih

That the consideration of a recognition event for Black History Month BE REFERRED back to the Corporate Services Committee meeting to be held on November 19, 2019.

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

Motion Passed (15 to 0)

At 4:50 PM Councillor S. Lewis leaves the meeting.

- 8.4 20th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 20th Report of the Strategic Priorities and Policy Committee, excluding Items 4 (2.1), 5 (2.2) and 9 (4.3) BE APPROVED.

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

Absent: (1): S. Lewis

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

Councillor M. Salih disclosed a pecuniary interest in Item 2.1 of this Report, having to do with the Free of Fear Services for All Policy, by indicating that he is employed by the Federal Government.

Motion Passed

2. (2.3) Investing in Canada Infrastructure Plan – Public Transit Infrastructure Stream - Approved Projects

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Investing in Canada Infrastructure Program (ICIP):

a) the list of projects approved for funding under the Public Transit Infrastructure Stream (PTIS) of the Investing in Canada Infrastructure Program (ICIP), as noted in the staff report dated October 28, 2019, BE RECEIVED for information; it being noted that the City of London will utilize \$225.1 million of funding from the PTIS program (\$122.8 million from the Federal government and \$102.3 million from the Provincial government) for the ten projects submitted for consideration under the Public Transit stream of ICIP; and,

b) the financial impact included in the above-noted staff report BE RECEIVED for information, noting that the changes will be reflected in the 2020-2023 Multi-Year Budget.

Motion Passed

3. (2.4) Review of City Services for Potential Reductions and Eliminations - Information Technology Services

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 report dated October 28, 2019, with respect to the review of city services for potential reductions and eliminations, BE RECEIVED for information.

Motion Passed

6. (3.1) Amendments to Consolidated Fees and Charges By-law
(Relates to Bill No. 419)

Motion made by: J. Helmer

That, on the recommendation of the City Clerk, with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the attached, revised by-law BE INTRODUCED at the Municipal Council meeting on November 12, 2019 for the purpose of repealing By-law No. A-53, as amended, being "A by-law to provide for Various Fees and Charges" and replacing it with a new, revised, Fees and Charges By-law that adds and adjusts certain fees and charges for services or activities provided by the City of London"; it being noted that the proposed fee for Electric Vehicle Charging was removed from the Schedule of Fees;

it being noted that there were no oral submissions were made at the Public Participation Meeting held with respect to this matter.

Motion Passed

7. (4.1) Request for Second Term Appointments to the Greater London International Airport Authority Board of Directors

Motion made by: J. Helmer

That Maureen O'Leary-Pickard and Gus Kotsiomitris BE APPOINTED for a second term to the Greater London International Airport Authority Board of Directors, it being noted that this second term will end July 31, 2022.

Motion Passed

8. (4.2) Review of City Services for Potential Reduction and Eliminations - Tax Supported Reserve Fund Contributions

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the report dated October 28, 2019 summarizing the review of tax supported contributions to the Special Projects & New Initiatives and Contingencies/Stabilization & Risk Management reserves and reserve funds:

- a) the above-noted report BE RECEIVED for information; and
- b) the recommended tax supported reserve and reserve fund contributions, appended to the report as Appendix "A", BE APPROVED to facilitate continued development of the 2020-2023 Multi-Year Budget, it being noted that the contributions are subject to final approval as part of the Multi-Year Budget deliberations and approvals process;

it being noted that the Strategic Priorities and Policy Committee received a communication dated October 23, 2019 from C. Butler with respect to this matter, and the attached presentation from the Director Financial Planning & Business Support.

Motion Passed

10. (4.4) Committee Appointment Preferences submitted by Council Members

Motion made by: J. Helmer

That the following appointments BE MADE to the Standing Committees of the Municipal Council for the term December 1, 2019 to November 30, 2020:

- a) Civic Works Committee

Councillor S. Lehman (Chair)
Councillor M. Cassidy
Councillor S. Lewis
Councillor E. Pelosa
Councillor P. Van Meerbergen

- b) Community and Protective Services Committee

Councillor S. Lewis (Chair)
Councillor S. Hillier
Councillor M. Salih
Councillor P. Squire
Councillor M. van Holst

- c) Corporate Services Committee

Councillor A. Kayabaga (Chair)
Councillor J. Helmer
Councillor A. Hopkins
Councillor J. Morgan
Councillor M. van Holst

- d) Planning and Environment Committee

Councillor M. Cassidy (Chair)
Councillor J. Helmer
Councillor A. Hopkins
Councillor A. Kayabaga
Councillor S. Turner

Motion Passed

11. (5.1) City Manager Search Committee - Terms of Reference

Motion made by: J. Helmer

That, on the recommendation of the City Clerk, the Terms of Reference for the City Manager Search Committee, ~~attached~~ as Appendix "A" to the staff report dated October 22, 2019 with respect to this matter, BE APPROVED.

Motion Passed

4. (2.1) Implementation of the Free of Fear Services for All Policy

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the staff report dated October 28, 2019, on the Implementation of the Free of Fear Services for All policy BE RECEIVED for information.

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

Recuse: (1): M. Salih

Absent: (1): S. Lewis

Motion Passed (13 to 0)

At 4:53 PM, Councillor Lewis enters the meeting.

9. (4.3) Core Area Action Plan

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, and the City Manager, the following actions be taken with respect to the proposed Core Area Action Plan:

- a) the Core Area Action Plan appended to the staff report dated October 28, 2019 as Appendix "A" BE RECEIVED;
- b) the initiatives identified in this Plan that can be addressed through existing budgets BE IMPLEMENTED;
- c) the Civic Administration BE DIRECTED to submit business cases for all Core Area Action Plan initiatives requiring additional investment through the 2020-2023 Multi-Year Budget process; and,
- d) the Civic Administration be directed to allow for an interest free deferral on incentive loan repayments in the Downtown and Old East Village Community Improvement Areas (CIP) during upcoming construction projects;

it being noted that the ~~attached~~ presentation with respect to this matter was received from the Managing Director Planning and City Planner.

Amendment:

Motion made by: A. Kayabaga

Seconded by: S. Turner

That clause 4.3 BE AMENDED to include a new part e), as follows:

"e) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with respect to clarification as to proposed wording that would be included on any "Kindness Meters".

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

Motion Passed (15 to 0)

Amendment:

Motion made by: J. Helmer

Seconded by: S. Lehman

That clause 4.3, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Clause 4.3, as amended, reads as follows:

That, on the recommendation of the Managing Director, Planning and City Planner, and the City Manager, the following actions be taken with respect to the proposed Core Area Action Plan:

- a) the Core Area Action Plan appended to the staff report dated October 28, 2019 as Appendix "A" BE RECEIVED;
- b) the initiatives identified in this Plan that can be addressed through existing budgets BE IMPLEMENTED;
- c) the Civic Administration BE DIRECTED to submit business cases for all Core Area Action Plan initiatives requiring additional investment through the 2020-2023 Multi-Year Budget process;
- d) the Civic Administration be directed to allow for an interest free deferral on incentive loan repayments in the Downtown and Old East Village Community Improvement Areas (CIP) during upcoming construction projects; and
- e) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with respect to clarification as to proposed wording that would be included on any "Kindness Meters".

it being noted that the ~~attached~~ presentation with respect to this matter was received from the Managing Director, Planning and City Planner.

5. (2.2) London Economic Development Corporation Purchase of Services Agreement 2020-2023

Motion made by: J. Helmer

That the following potential amendments to the Purchase of Services Agreement with the London Economic Development Corporation (LEDC) BE REFERRED back to staff in order to consult with the LEDC, with a report back to a future meeting of the Strategic Priorities and Policy Committee:

- a) section 3.b.i. by adding an additional metric, "6. number of new businesses opened up within the last 12 (twelve) months, including job numbers and economic impact;
- b) section 3.c.i. by amending metric 6 to add the wording, "from existing London companies and status of those referrals;
- c) section 3.d.i. by amending metric 1 to add the wording, "including the number of corporate participants, number of positions to fill and number of job seekers in attendance;
- d) section 3.e. be amended to read, "continue working relationships with partner organization and programs, while promoting opportunities for streamlining to create effective economic development in London; and,

e) section 9 by adding the wording, “or the Labour Market Index, whichever of the two are lower,” at the end of the section.

Amendment:

Motion made by: S. Lewis

Seconded by: J. Morgan

That clause 2.2 of the 20th Report of the Strategic Priorities and Policy Committee be amended to read as follows:

That, on the recommendation of the City Manager, the ~~attached~~ by-law, including a revised Agreement between The Corporation of the City of London and the London Economic Development Corporation (LEDC), BE INTRODUCED to:

a) approve a Purchase of Services Agreement between The Corporation of the City of London and the LEDC; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement.

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

Motion Passed (15 to 0)

Motion made by: J. Helmer

Seconded by: S. Lewis

That clause 2.2, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Clause 2.2, as amended, reads as follows:

That, on the recommendation of the City Manager, the ~~attached~~ by-law, including a revised Agreement between The Corporation of the City of London and the London Economic Development Corporation (LEDC), BE INTRODUCED to:

a) approve a Purchase of Services Agreement between The Corporation of the City of London and the LEDC; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement.

8.5 21st Report of the Strategic Priorities and Policy Committee

Motion made by: J. Helmer

That the 21st Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding Items 2 (2.1) and 4 (4.2).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in Item 2.1, having to do with Updates to the 2020-2023 Multi-year Budget, specifically those matter pertaining to the Middlesex-London Health Unit (MLHU), by indicating that the MLHU is his employer; and that Councillor S. Turner further indicated a pecuniary interest in Item 4.2, having to do with Councillor E. Pelozza' s resignation from the MLHU Board of Directors, by indicating that the Board is his employer.

Motion Passed

3. (4.1) 5th Report of the Governance Working Group

Motion made by: J. Helmer

That the following actions be taken with respect to the 5th Report of the Governance Working Group from its meeting held on October 28, 2019:

a) on the recommendation of the City Clerk, the ~~attached~~ revised proposed by-law BE INTRODUCED at a future meeting of the Municipal Council to enact Council Policy, entitled "Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions" to clarify the selection process for appointments of members to Standing Committees of Council, Advisory Committees, and various Civic Boards and Commissions to which Council appoints members; and

b) clauses 1.1 and 1.2 BE RECEIVED for information.

Motion Passed

2. (2.1) Update on the 2020-2030 Multi-Year Budget

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

a) the staff report dated November 5, 2019 providing an update on the development of the 2020-2023 Multi-Year Budget BE RECEIVED for information;

b) the Civic Administration BE DIRECTED to take the following actions to address anticipated tax levy pressures in the 2020-2023 Multi-Year Budget:

i) develop business cases for potential reductions within civic service areas for Council's consideration; it being noted that these business cases will be provided after tabling of the 2020-2023

Multi-Year Budget but in advance of public consultation on the budget;

ii) engage with the City's agencies, boards and commissions (ABC's) who submitted draft budgets in excess of the budget targets provided to encourage them to submit potential opportunities for reductions, in accordance with the City's format and timelines, and to be prepared to address the impacts of a reduction to their budget to achieve the budget target;

iii) the Civic Administration BE DIRECTED to work with the London Transit Commission to identify opportunities to replace City of London capital levy funding for LTC capital projects with non-property tax sources of financing, such as the one-time doubling of the Federal Gas Tax Fund;

c) the following actions be taken with respect to the Middlesex-London Paramedic Service submission for the 2020-2023 Multi-Year Budget:

i) the Middlesex-London Paramedic Service BE INVITED to attend a future meeting of the Strategic Priorities and Policy Committee (SPPC) as a delegation to provide an overview of their anticipated budget pressures and potential opportunities for reductions in their budget submission;

ii) the Middlesex-London Paramedic Service BE REQUESTED to provide as much written documentation as possible in support of the budget submission, in advance of the above-noted delegation before the SPPC; and

d) the date of the December meeting of the Strategic Priorities and Policy Committee BE CHANGED to December 17, 2019, at 4:00 PM;

it being noted that the ~~attached~~ presentation was received from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer.

Motion made by: J. Morgan

Motion to Approve Item 2.1, excluding b) i) and ii), is put.

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

Motion Passed (15 to 0)

Motion made by: J. Morgan

Motion to approve part b) i) of the clause, is put.

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

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

Motion Passed (11 to 4)

Motion made by: J. Morgan

Motion to approve part b) ii) of the clause, is put.

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

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

Recuse: (1): S. Turner

Motion Passed (12 to 2)

4. (4.2) Resignation from the Middlesex-London Health Unit Board of Directors

Motion made by: J. Helmer

That the resignation of Councillor E. Pelozza, dated October 25, 2019, BE ACCEPTED, and the appointment of another member BE CONSIDERED at the next meeting of the Strategic Priorities and Policy Committee.

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

Recuse: (1): S. Turner

Motion Passed (14 to 0)

9. Added Reports

9.1 20th Report of Council In Closed Session

Motion made by: S. Hillier

Seconded by: A. Kayabaga

1. Property Acquisition – 2700 Kains Road – West Kains Land Corp. – Future Thames Valley Parkway Access

That, as a procedural matter pursuant to Section 239 (6) of the Municipal Act, 2001, the following recommendation be forwarded to Council, In Closed Session, for the purpose of considering whether the recommendation should be forwarded to Council for deliberation and a vote in public session:

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 property located at 2700 Kains Road, further described as Lot 50, Plan 33M-768, as shown on the location map attached, for the purpose of Future Thames Valley Parkway Access, being constructed by the current developer, the following actions be taken:

a) the offer submitted by West Kains Land Corp. (the “Vendor”), to sell the subject property to the City, for the sum of \$189,600.00, BE ACCEPTED, subject to the following conditions:

i) the Parties acknowledge that the lot is fully serviced with PDCs for storm sewer; sanitary sewer and water, all which will remain available to the City on completion; and

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

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

Motion Passed (15 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: M. Cassidy
Seconded by: M. Salih

That Introduction and First Reading of Bill No.'s 416 to 434, excluding Bill No. 419, and the Added Bill No.'s 435 and 436, BE APPROVED.

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

Motion Passed (15 to 0)

Motion made by: P. Van Meerbergen
Seconded by: A. Hopkins

That Second Reading of Bill No.'s 416 to 434, excluding Bill No. 419, and the Added Bill No.'s 435 and 436, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Third Reading and Enactment of Bill No. 416 to 434, excluding Bill No. 419, and the Added Bill No.'s 435 and 436, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Introduction and First Reading of Bill No. 419 BE APPROVED.

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

Nays: (1): M. Salih

Motion Passed (14 to 1)

Motion made by: M. van Holst

Seconded by: S. Lehman

That Second Reading of Bill No. 419 BE APPROVED.

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

Nays: (1): M. Salih

Motion Passed (14 to 1)

Motion made by: S. Lehman

Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No. 419 BE APPROVED.

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

Nays: (1): M. Salih

Motion Passed (14 to 1)

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

Bill	By-law
Bill No. 416	By-law No. A.-7906-305 – A by-law to confirm the proceedings of the Council Meeting held on the 12th day of November, 2019. (City Clerk)
Bill No. 417	By-law No. A.-5505(s)-306 – A by-law to amend By-law No. A.-5505-497 entitled, “A by-law to authorize the implementation of a pre-authorized tax payment plan for The Corporation of the City of London”. (2.5a/21/CSC)
Bill No. 418	By-law No. A-8-19026 – A by-law to amend By-law No. A-8, the “Property Tax Collection By-law”. (2.5b/21/CSC)
Bill No.419	By-law No. A-55 – A by-law to provide for Various Fees and Charges and to repeal By-law A-53 being “A by-law to provide for Various Fees and Charges”. (3.1/20/SPPC)
Bill No. 420	By-law No. A.-7907-307 – A by-law to delegate approval authority for expenditures up to \$150,000 as it relates to approval of capital lease agreements for Budweiser Gardens to the City Treasurer or delegate. (2.3/21/CSC)
Bill No. 421	By-law No. A.-7908-308 – A by-law to authorize a service Agreement between The Corporation of the City of London and Urban Animal Management Inc. and to authorize the Mayor and City Clerk to execute the Agreement. (2.2/12/CPSC)
Bill No. 422	By-law No. C.P.-1284(vd)-309 – A by-law to amend the Official Plan for the City of London, 1989 relating to 1875 Wharnccliffe Road South. (3.3a/19/PEC)
Bill No. 423	By-law No. C.P.-1512(n)-310 – A by-law to amend The London Plan for the City of London, 2016 relating to 1875 Wharnccliffe Road South. (3.3b/19/PEC)
Bill No. 424	By-law No. C.P.-1284(ve)-311 – A by-law to amend the Official Plan for the City of London, 1989 relating to 2497-2591 Bradley Avenue (3.4a/19/PEC)
Bill No. 425	By-law No. CP-2-19003 – A by-law to amend By-law CP-2, as amended, being “A by-law to provide for the Improvement Area to be known as the London Downtown Business Association Improvement Area and to establish a Board of Management therefor” by amending the Board Composition and clarifying quorum at a meeting. (2.15/19/PEC)
Bill No. 426	By-law No. W.-5655-312 – A by-law to authorize the Pottersburg/Vauxhall Transfer Pumping Station Project (Project No. ES5133). (2.4/14/CWC)
Bill No. 427	By-law No. Z.-1-192797 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for portions of the lands located at 1031 and 1095 Upperpoint Avenue. (2.2/19/PEC)

Bill No. 428	By-law No. Z.-1-192798 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for portions of the lands located at 915 and 955 Upperpoint Avenue. (2.4/19/PEC)
Bill No. 429	By-law No. Z.-1-192799 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 200 Callaway Road. (2.8/19/PEC)
Bill No. 430	By-law No. Z.-1-192800 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at located at 420, 440, 460, and 480 Callaway Road. (2.9/19/PEC)
Bill No. 431	By-law No. Z.-1-192801 – A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 2898 Woodhull Road. (2.10a/19/PEC)
Bill No. 432	By-law No. Z.-1-192802 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1875 Wharncliffe Road South. (3.3c/19/PEC)
Bill No. 433	By-law No. Z.-1-192803 – A by-law to amend By-law No. Z.-1 to rezone lands located at 2497 – 2591 Bradley Avenue. (3.4b/19/PEC)
Bill No. 434	By-law No. Z.-1-192804 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3427 Paulpeel Avenue. (3.5/19/PEC)
Bill No. 435	By-law No. A.-7909-313 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and West Kains Corp, for the acquisition of property located at 2700 Kains Road, in the City of London, for the Future Thames Valley Parkway and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/21/CSC)
Bill No. 436	By-law No. A.-7910-314 – A by-law to authorize a Purchase of Services Agreement between The Corporation of the City of London and the London Economic Development Corporation; and to authorize the Mayor and City Clerk to execute the Agreement. (2.2/20/SPPC)

14. Adjournment

Motion made by: S. Turner

Seconded by: S. Hillier

That the meeting adjourn.

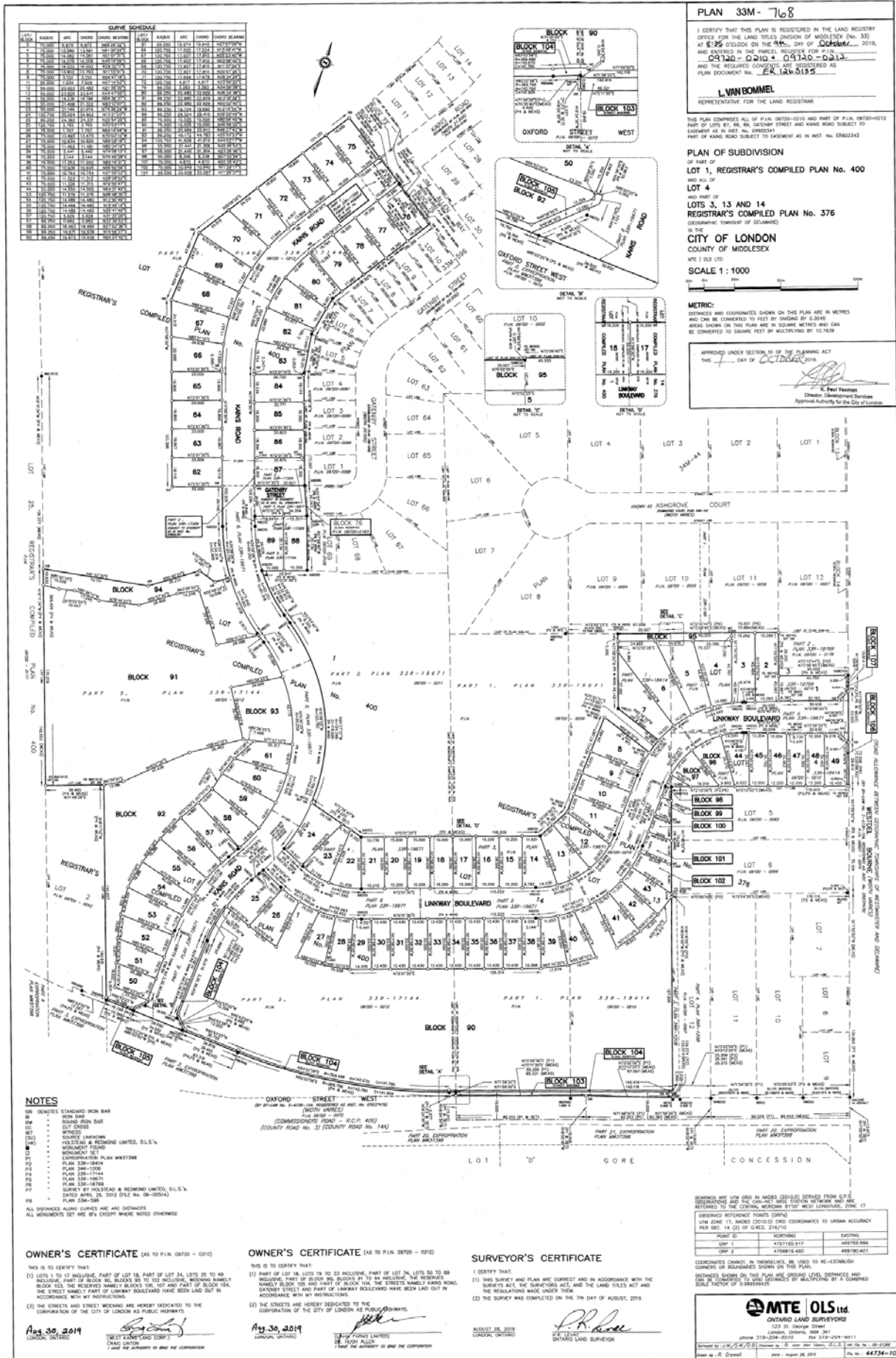
Motion Passed

The meeting adjourns at 5:29 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

Location Map
PLAN - 33M-768



APPENDIX "A"
CONFIDENTIAL

Chair and Members
Corporate Services Committee

#19151
November 5, 2019
(Property Acquisition)

**RE: Property Acquisition - 2700 Kains Road
(Subledger LD190054)
Capital Project PK273519 - 2019 Misc Parkland Acqn**

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this project cannot be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the detailed source of financing for this project is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Additional Funding</u>	<u>Revised Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>
Land Acquisition	\$72,851	\$194,558	\$267,409	\$72,851	\$194,558
City Related Expenses (Survey Costs)	11,117		11,117	11,117	
NET ESTIMATED EXPENDITURES	<u>\$83,968</u>	<u>\$194,558</u>	<u>\$278,526</u>	<u>\$83,968</u> 1)	<u>\$194,558</u>

SOURCE OF FINANCING

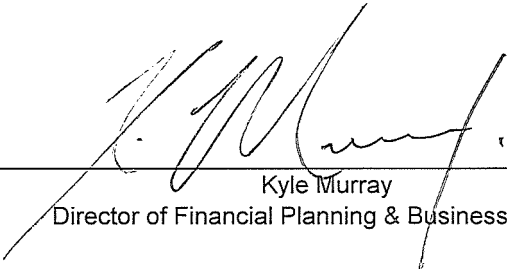
Drawdown from Parkland R.F.	2)	\$83,968	\$194,558	\$278,526	\$83,968	\$194,558
TOTAL FINANCING		<u>\$83,968</u>	<u>\$194,558</u>	<u>\$278,526</u>	<u>\$83,968</u>	<u>\$194,558</u>

1) **Financial Note:**

Purchase Cost					\$189,600
Add: Land Transfer Tax					1,621
Add: HST @13%					24,648
Less: HST Rebate					(21,311)
Total Purchase Cost					<u>\$194,558</u>

2) The additional funding requirement of \$194,558 is available as a drawdown from the Parkland Reserve Fund. The uncommitted balance in this reserve fund will be approximately \$2.7 million with the approval of this project.

lp



 Kyle Murray
 Director of Financial Planning & Business Support



North Talbot Neighbourhood Assoc.

Dear Dr. Dent,

We live in the North Talbot Community, the oldest and most historically significant community in London. Many of us have been waiting patiently to have our community recognized as a Heritage Conservation District only to have it bypassed for heritage designation over and over again.

While we wait, we lose more and more buildings of historical value undermining its very history. We are once again fighting to preserve some of the most significant heritage buildings that define not only this neighbourhood but London's history as a significant industrial area.

We support the heritage designation of 197 Ann St. the site of the last remaining brewery in North Talbot - Kent Brewery. We also support the heritage designation of 179 and 183 Ann St. - the homes of John Hamilton (183 Ann St.) and his son Joseph Hamilton (179 Ann St.) - owners of Kent Brewery.

This end of North Talbot was home to Carling Brewery and Kent Brewery as well as a host of other mills along Carling Creek. The creek and adjacent pond provided both a source of energy, water and waste disposal for these industries - hence the street Mill St.

Just south and west of this area were the mansions of these entrepreneurs and south of this site were the homes of the many employees of these industries.

The entire area tells a complete story and we no longer support preserving a tiny remnant of history here and there. Instead we want complete histories preserved so people can place faces to places and spark a true appreciation for the history of the city. We want the whole story told and preserved.

It is unique that the Hamilton Family lived next door to their business, whereas many other entrepreneurs chose to live in more affluent neighbourhoods. It is noteworthy that the "History of the County of Middlesex" first published in 1889 by Goodspeed states:

**W. A. & C. L. GOODSPEED, PUBLISHERS.
p. 373
says of Kent Brewery**

"The premises form one of the oldest landmarks in the city, and are located on Ann Street."

That comment was made in 1889. Therefore in 1889 Kent Brewery was already considered a historical landmark.

https://archive.org/stream/historyofcountyo00torouoft/historyofcountyo00torouoft_djvu.txt

Residents of North Talbot want the history of the community preserved as a whole. Time is running out.

Sincerely,

Eugene DiTrollo
14 St George St.
London ON N6A 2Z3

AnnaMaria Valastro
133 John St. Unit 1
London Ontario N6A 1N7

CC: Council, John Fleming, LACH, North Talbot Residents

From: Ben Benedict

Sent: Thursday, November 21, 2019 11:50 AM

To: Dent, Laura <ldent@london.ca>

Cc: Fleming, John M. <JmFlemin@london.ca>; Bunn, Jerri-Joanne <jbunn@London.ca>; Saunders, Cathy <csaunder@london.ca>

Subject: [EXTERNAL] FW: Urgent: Please Read: Request for designation for 197 Ann Street

Importance: High

Dear Ms. Dent:

I live in the North Talbot Community on John Street, the oldest and most historically significant community in London. Many of us have been waiting patiently to have our community recognized as a Heritage Conservation District only to have it bypassed for heritage designation over and over again. While we wait, we lose more and more buildings of historical value undermining its very history. We are once again fighting to preserve some of the most significant heritage buildings that define not only this neighbourhood but London's history as a significant industrial area.

York Development is proposing to build a 28 story housing complex on the SE block of Ann and St. George St. (a former swamp next to very active train tracks, and designated for student use only – wreaking havoc on the local economy with over intensification for eight months and no local business support for the four summer months – how is this in our community's interest?). Therefore, I support the heritage designation of 197 Ann St. the site of the last remaining brewery in North Talbot - Kent Brewery. I also support the heritage designation of the 179 and 183 Ann St. - the homes of John and Joseph Hamilton - owners of Kent Brewery.

This end of North Talbot was home to Carling Brewery and Kent Brewery as well as a host of other mills along Carling Creek. The creek and adjacent pond provided both a source of energy, water and waste disposal for these industries - hence the street Mill St. Just south and west of this area were the mansions of these entrepreneurs and south of this site were the homes of the many employees of these industries.

The entire area tells a complete story and we no longer support preserving a tiny remnant of history here and there. Instead we want complete histories preserved so people can place faces to places and spark a true appreciation for the history of the city. We want the whole story told and preserved. **It is unique that the Hamilton Family lived next door to their business, whereas many other entrepreneurs chose to live in more affluent neighbourhoods. It is noteworthy that the "History of the County of Middlesex" first published in 1889 by Goodspeed states:**

W. A. & C. L. GOODSPEED, PUBLISHERS (p. 373) says of Kent Brewery:

"The premises form one of the oldest landmarks in the city, and are located on Ann Street.... The premises form one of the oldest landmarks in the city, and are located on Ann Street."

That comment was made in 1889. Therefore in 1889 Kent Brewery was already considered a historical landmark.

https://archive.org/stream/historyofcountyo00torouoft/historyofcountyo00torouoft_djvu.txt

The residents of North Talbot want the history of the community preserved as a whole. Time is running out.

Thank you for your time and careful consideration of this vital historical space.

Sincerely,

Ben Benedict

Benedict Creative Communications

188 John Street, London, ON, N6A 1P1

W: www.bcreative.ca

W: www.benbenedict.ca

Celebrating 10 Years [2005-2015] of Success and Leadership as a Public Relations and Business Communications Educator and Professional; Writer/Editor; Visual Artist/Curator; Community, Organizational Development; & Cultural Consultant; & sought out Public Speaker on the 'Business of the Arts'

Corporate Services Committee

Report

22nd Meeting of the Corporate Services Committee
November 19, 2019

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

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, I. Collins, B. Coxhead, A. Hagan, L. Livingstone, D. MacRae, B. Martin, J. Millson, C. Saunders, J. Taylor, B. Warner, B. Westlake-Power

The meeting is called to order at 12:31 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 2019 Annual Report on Write-Off of Provincial Offences Act (POA) Accounts Receivable

Moved by: E. Holder

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the Civic Administration BE AUTHORIZED to write-off \$52,411.25 in the outstanding *Provincial Offences Act* (POA) Accounts Receivable, in accordance with the Ministry of the Attorney General (MAG) Write-Off Directive and Council Policy, being the Accounts Receivable and Collections Policy.

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 (ADDED) Resubmitting - Recognition Event for Black History Month

Moved by: A. Kayabaga

Seconded by: J. Helmer

That the following actions be taken with respect to a recognition event for Black History Month:

a) the Civic Administration BE DIRECTED to report back to the December 3rd 2019, Corporate Services Committee with options of proclaiming black history month and other proclamations;

b) the staff report dated November 5, 2019, with respect to a recognition event for Black History Month BE RECEIVED; and,

c) the following, attached communications received by Councillor A. Kayabaga from community partners and the petition of the Black History Committee with respect to this matter, BE FORWARDED to Council for consideration:

- a communication, dated November 15, 2019, from Pillar Nonprofit Network;
- a communication, dated November 18, 2019, from London Muslim Mosque;
- a communication, dated November 19, 2019, from London Black History Coordinating Committee;
- a communication, dated November 18, 2019, from Anova and LAWC;
- a communication, dated November 17, 2019, from Pride London Festival; and,
- an on-line petition.

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

Motion Passed (6 to 0)

5.2 (ADDED) 1st Report of the City Manager Search Committee

Moved by: E. Holder

Seconded by: A. Kayabaga

That the following actions be taken with respect to the 1st Report of the City Manager Search Committee from its meeting held on November 14, 2019:

a) the following actions be taken with respect to future meeting dates for the City Manager Search Committee:

i) the following meeting dates and times BE NOTED:

December 16, 11:30 AM to 1:30 PM

January 22, 11:00 AM to 1:00 PM

February 5, 9:00 AM to 6:00 PM

February 12, 9:00 AM to 1:00 PM

ii) the January 22, February 5 and February 12 meetings BE APPROVED to be held at a location other than City Hall; it being noted that Windermere Manor is the preferred meeting location, subject to availability;

b) the Bias Free Hiring Training BE ARRANGED for the City Manager Search Committee; it being noted that this training will be a part of a meeting noted in Item 4.1; and

c) clauses 1.1 and 1.2 BE RECEIVED for information.

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

Motion Passed (6 to 0)

5.3 (ADDED) Proposed Change to Municipal Council Meeting to Adopt Budget - March 3, 2020 to March 2, 2020

Moved by: J. Morgan

Seconded by: S. Hillier

That the Annual Council and Standing Committee Meeting Calendar BE AMENDED by changing the Municipal Council Meeting, currently scheduled to be held on Tuesday, March 3, 2020 at 4:00 PM, to Monday, March 2, 2020 at 4:00 PM; it being noted that the statutory advertising related to this meeting has not yet been undertaken.

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: J. Helmer

Seconded by: P. Van Meerbergen

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

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

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

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

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

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

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

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

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

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

and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

6.6 Labour Relations/Employee Negotiations

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

6.7 Personal Matters/Identifiable Individual

A matter pertaining to personal matters, including information regarding an identifiable individual, including a municipal employee, with respect to employment related matters, advice or recommendations of officers and employees of the Corporation including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation.

6.8 (ADDED) Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence

Three matters pertaining to trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization, as provided by Odgers Berndtson.

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

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

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

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

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 convened, In Closed Session, from 1:04 PM to 1:54 PM.

7. Adjournment

The meeting adjourned at 1:56 PM.



November 15, 2019

Councillor Arielle Kayabaga
London City Hall
300 Dufferin Avenue
London, Ontario

Endorsing your motion to City Council to proclaim Black History Month

Pillar Nonprofit Network is delighted to support your commitment to have London City Council proclaim February as Black History Month for our municipality effective 2020.

It is a mark of a progressive City to show leadership through this simple yet deeply important acknowledgement of our Country, Province and Municipality's deep historical roots and connection to its Black Community.

This nationally and provincially important and commemorative month is already being celebrated by many community groups and leaders; Council's proclamation will serve to demonstrate its respect and appreciation for their commitment and work on behalf of all of us who are proud to call London, Ontario home.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Baldwin", with a long, sweeping horizontal line extending to the right.

Michelle Baldwin
Executive Director

C: Mayor, Ed Holder
City Clerk, Cathy Saunders

From: Ali Jomaa
Date: November 18, 2019 at 11:14:12 PM EST
To: "Kayabaga, Arielle" <akayabaga@london.ca>
Cc: Sahar Zimmo
Subject: process of setting proclamations Heritage Months

Greetings Councillor Arielle Kayabaga

I wish to present this letter to you and to city council for the support to establish the process of settings proclamations of heritage months. see attached letter

Best regards,

Ali Jomaa
London Muslim Mosque Chair

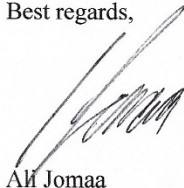


November 18th 2019,

**London Ontario City Council,
300 Dufferin Avenue,
London Ontario**

We are writing in support of city councillor Arielle Kayabaga's motion to reintroduce the process in city hall to introduce a process of setting proclamations in the City of London. This motion will put in place a process that will allow us to fully celebrate the great diversity that London has to offer. This includes important heritage months like February as Black History Month and October as Islamic Heritage Month, along with so many others that have been recognized Provincially and Federally. It will also give London the opportunity recognizes important historical dates of remembrance and embed them in our collective memory. It is our hope that the instigation of proclamations in London will go a long way to making people from diverse communities feel seen and acknowledged in London.

Best regards,



Ali Jomaa

London Muslim Mosque Chair



November 19, 2019

Councillor Arielle Kayabaga
London City Hall
300 Dufferin Avenue
London, Ontario

Endorsing Motion to proclaim Black History Month

The London Black History Coordinating Committee is delighted that London City Council will vote on a motion to proclaim February as Black History Month effective 2020.

This is a long overdue acknowledgement for many Londoners of black origin. Proclaiming BHM will demonstrate the deep appreciation of the connection, history and contributions of the Black Community to London.

The proclamation will also allow every Londoner to gain a greater understanding of London's heritage.

We hope the City will favourably consider this motion. History will look upon this motion as a momentous occasion for a progressive city that embraces its diverse histories and

Sincerely,

Carl Cadogan, Chair

London Black History Coordinating Committee

November 18th, 2019

Councillor Arielle Kayabaga
London City Hall
300 Dufferin Avenue
London, Ontario

Endorsing your motion to City Council re: city proclamations

Anova and London Abused Women's Centre (LAWC) are pleased to support your motion to have the City of London reinstate proclamations to the community, including proclaiming February 2020 as Black History Month.

The City of London has accomplished a number of impressive projects in this past year, including being the first city in Canada to have a pillar in their strategic plan addressing violence against women and girls.

In the interest of ensuring that the City of London can continue to create progressive, thoughtful and inclusive change this motion can create a unique opportunity. What is said and done by the City of London and our city council matters. Equally what is not said and not done carries weight. Having a City Council that uses its voice to create a more inclusive and welcoming community will benefit our entire city.

With respect,



Jessie Rodger
Executive Director, Anova
JessieR@anovafuture.org
519-642-3003 Ext. 2261



Megan Walker
Executive Director, LAWC
Mwalker@lawc.on.ca
519-432-2204

CC: Mayor, Ed Holder
City Clerk, Cathy Saunders



November 17, 2019

Councillor Arielle Kayabaga
London City Hall
300 Dufferin Avenue
London, Ontario

Endorsing your motion to City Council to proclaim Black History Month

Pride London Festival is proud to support your endeavours to have London City Council proclaim February as Black History Month in our city effective 2020.

As you know, Pride London Festival fought very hard to get a proclamation from City Council in the mid 1990s, from then Mayor Dianne Haskett. The proclamation meant a lot to the LGBT2Q+ communities, as it recognizes our celebration as valid and important to the residents of the city.

Though seemingly a small gesture, it is important that the City of London shows leadership and takes the steps to acknowledgement the deep historical roots and connections to its Black Community.

As we understand it, we are one of the only major cities in Canada that do not already mark this important month through a Council's proclamation. We believe it is beyond time to take this step, as a sign of respect, and as a commitment to recognizing the diverse communities that call London home.

Sincerely,

A handwritten signature in black ink that reads "Andrew Rosser". The signature is fluid and cursive.

Andrew Rosser
President, Pride London Festival

From: Kayabaga, Arielle

Sent: Tuesday, November 19, 2019 12:36 PM

To: Saunders, Cathy

Subject: Petition by black history committee

<https://www.change.org/p/city-of-london-proclaiming-black-history-month-by-city-of-london>

Proclaiming February Black History Month by City of London



498 have signed. Let's get to 1,000!

Silence Genti started this petition to city of london and 2 others

February 1st marks the beginning of Black History Month across North America, in our country and our province. Each year, Canada and the United States of America set aside a few weeks to focus on the contributions that people of African descent have made to the countries' histories. While it is recognized nationally and provincially along with many other municipalities, there is still a long way to go in London Ontario as our municipality has yet to formally recognize the importance of celebrating this month for our community. There are so many reasons why municipal governments need to take leadership in celebrating Black History Month especially in London where we continue to see a seemingly never-ending rise of anti-black racism. Celebrating Black History Month is beneficial to the whole community as it deepens our knowledge and understanding London and Canada's history.

Celebrating Black History Month provides opportunities to see the best of our culture and history, it creates awareness and allows us to forge greater bonds within our London community. Celebrating Black History Month is a celebration of Canadian history. Cities like Toronto, Brampton, Ottawa, Kingston and many more already officially celebrate this month and many other important and commemorative dates in our country and province and therefore we call upon LONDON ONTARIO to do the same!

Council's 2015-2019 Strategic Plan identified a need to develop a Community Diversity & Inclusion Strategy (CDIS) as a way to build a "diverse, inclusive and welcoming community" by "supporting all Londoners to feel engaged and involved in our community." More than 200 Londoners were actively engaged in the process which provided strong commitments and recommendations from Champions within our City. One of the commitments by the City of London stated, "Learning and honouring the unique histories and lived experiences of all peoples in our community."

There were also numerous strategies provided as recommendations that would coincide with support for Black History Month and formal acknowledgement of this month. Noteworthy are the "learning, sharing of knowledge, and building awareness about people with different

experiences and perspectives,” “learning, sharing, and recognizing the lived experiences, cultures and histories of Londoners,” “building cultural awareness among children and youth through community engagement activities,” and “promoting events and opportunities for Londoners to collaborate, share, and access information.” We understand and acknowledge that the CDIS was constructed under a different administration but we hope that the input and values from community members and this administration remain the same.

If you too agree that this is a positive, progressive direction London should move to, we ask you to support this petition that will go to the Corporate Services Committee on November 19th 2019 at 12:30pm to councillors consideration.

Thank you.

Civic Works Committee

Report

The 15th Meeting of the Civic Works Committee
November 19, 2019

PRESENT: Councillors P. Squire (Chair), M. van Holst, S. Lewis, S. Lehman, E. Pelozza, Mayor E. Holder

ALSO PRESENT: T. Copeland, G. Dales, G. Irwin, P. Kavcic, D. MacRae, B. Martin, S. Mathers, D. O'Brien, A. Rozenhals, K. Scherr, J. Stanford, J. Taylor, D. Turner, and B Westlake-Power

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

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.6 BE APPROVED.

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

Motion Passed (6 to 0)

2.1 10th Report of the Transportation Advisory Committee

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

That the following actions be taken with respect to the 10th Report of the Transportation Advisory Committee, from its meeting held on October 22, 2019:

a) a member of the Cycling Advisory Committee (CAC) BE INVITED to attend a future meeting of the Transportation Advisory Committee to present the Transportation Master Plan implications of the Cycling Master Plan Review document, dated October 16, 2019, from the CAC Master Plan Review Working Group; and,

b) clauses 1.1, 2.1, 2.2, 3.1 to 3.7, and 4.1 BE RECEIVED.

Motion Passed

2.2 Endorsement of the Updated Operational Plan for London's Drinking-Water System

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the current Operational Plan for the City of London Drinking-Water System, as appended to the staff report dated November 19, 2019, and included on the Added Agenda, BE ENDORSED by Council as per the requirements of O. Reg. 188/07. (2019-E08)

Motion Passed

2.3 Award of Consulting Engineering Services for Arva-Huron Water Pipeline - Municipal Class Environmental Assessment Master Plan - RFP 19-53

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of consulting engineering services for RFP 19-53 Arva Pumping Station to Huron Street Water Pipeline Municipal Class Environmental Assessment Master Plan (EW3553):

- a) the proposal submitted by AECOM Canada Limited, 410-250 York Street, Citi Plaza, London, Ontario N6A 6K2, is in the amount of \$373,082, including 10% contingency of \$33,917 (excluding H.S.T.) BE APPROVED in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the above-noted contingency amount of \$33,917 BE INCREASED to \$50,000 (an additional \$16,083); it be noted that this will increase the total to \$389,165, excluding H.S.T, and is below the approved budget amount;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated November 19, 2019;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to effect these recommendations. (2019-E03)

Motion Passed

2.4 Request for Proposal 19-45 - Contract Award of 2019 Cured in Place Pipe (CIPP) Sewer Lining Program

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to Request for Proposal 19-45:

- a) the bid submitted by Insituform Technologies Ltd. at its tendered price of \$4,528,218.30 (HST excluded), BE ACCEPTED; it being noted that the bid submitted by Insituform Technologies Ltd. was the only bid meeting the technical criteria and meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated November 19, 2019;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for

the material to be supplied and the work to be done, relating to this project; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-E01)

Motion Passed

2.5 Agreement with 1889 Westminster Drive for Crop Impacts and a Mutual Agreement Drain

Moved by: S. Lehman

Seconded by: E. Holder

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the Mutual Agreement Drain and Construction and Crop Impacts to 1889 Westminster Drive:

a) the proposed By-law, as appended to the staff report dated November 19, 2019, BE INTRODUCED at the Municipal Council Meeting of November 26, 2019 to:

i) approve the agreement between the Corporation of the City of London and Gordon and Jane Boughner; and
ii) authorize the Mayor and the City Clerk to sign the agreement;

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

c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract;

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations;

e) the Civic Administration BE AUTHORIZED to provide compensation for crop impacts and construction impacts to the property owners of 1889 Westminster Drive in the amount of \$24,004.94 (exclusive of H.S.T.), as recommended in the report from Soils Research Group; and,

f) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated November 19, 2019. (2019-L04A/E09)

Motion Passed

2.6 Dundas Place - Thames Valley Parkway Active Transportation Connection - Appointment of Consulting Engineer

Moved by: S. Lehman

Seconded by: E. Holder

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a Consulting Engineer for the Detailed Design of Dundas Street from Kensington Bridge to Ridout Street and Thames Street:

a) IBI Group Professional Services (Canada) Inc. BE APPOINTED Consulting Engineers to carry out consulting services in the amount of

\$201,708.65 (excluding HST), in accordance with Section 15.2(d) of the City of London's Procurement of Goods and Services Policy;

- b) the financing for this appointment BE APPROVED in accordance with the Sources of Financing Report as appended to the staff report dated November 19, 2019;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this appointment;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T05)

Motion Passed

2.7 By-law and Vehicle Lease Agreements - Urban Animal Management Inc. and Tourism London

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 Vehicle Lease Agreements for the London Animal Care Centre and Tourism London:

- a) the proposed by-law, as appended to the staff report dated November 19, 2019, being "A by-law to approve a Vehicle Lease Agreement between The Corporation of the City of London ("City") and Urban Animal Management Inc. ("UAM"); to provide for the leasing of seven (7) City-owned vehicles to the UAM and to authorize the Mayor and the City Clerk to execute the Agreement, BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019; and,
- b) the proposed by-law, as appended to the staff report dated November 19, 2019, being "A by-law to approve the Vehicle Lease Agreement between The Corporation of the City of London ("City") and Tourism London for the lease of one (1) City-owned vehicle to Tourism London and to authorize the Mayor and the City Clerk to execute the Agreement, BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019. (2019-L04A)

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

Motion Passed (6 to 0)

2.8 Kilally Fields - Closing of Elgin Street on Registered Plan 325(C)

Moved by: M. van Holst
Seconded by: E. Pelosa

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 November 19, 2019, being "A By-law to stop up and close Elgin Street on Registered Plan 325(C), East of

Adelaide", BE INTRODUCED at the Municipal Council meeting be held on November 26th, 2019. (2019-R04)

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

Motion Passed (6 to 0)

3. Scheduled Items

None.

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: E. Peloza

Seconded by: S. Lehman

That the Deferred Matters List as at November 11, 2019, BE RECEIVED.

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

Motion Passed (6 to 0)

6. Confidential

Moved by: E. Peloza

Seconded by: S. Lehman

That the Civic Works Committee convene, In Closed Session, for the purpose of considering the following:

6.1 Solicitor-Client Privilege / Potential Litigation / Directions and Instructions

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, potential litigation, and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations with respect to the abandoned utility pipe in the 2017 Byron Baseline Infrastructure Renewal Project.

6.2 Solicitor-Client Privilege / Potential Litigation / Directions and Instructions

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, potential litigation, and directions and instructions to officers and employees or agents of the municipality with respect to a claim from Middlesex Condominium Corporation Number 122, property located at 163 Pine Valley Drive.

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

Motion Passed (6 to 0)

The Civic Works Committee convened, In Closed Session, from 4:18 PM to 4:28 PM.

7. Adjournment

The meeting adjourned at 4:29 PM.

Planning and Environment Committee

Report

The 20th Meeting of the Planning and Environment Committee
November 18, 2019

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

ALSO PRESENT: J. Adema, M. Elmadhoon, M. Feldberg, J.M. Fleming, K. Gonyou, H. Lysynski, T. Macbeth, L. Maitland, H. McNeely, B. O'Hagan, C. Parker, M. Pease, L. Pompillii, C. Saunders, C. Smith, J. Taylor, M. Tomazincic, M. Vivian 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: S. Turner

Seconded by: J. Helmer

That Items 2.1 to 2.3, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 Review of Delegated Authority for Heritage Alteration Permits

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the revised "Delegated Authority for Heritage Alteration Permits By-law," appended to the staff report dated November 18, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019 to amend By-law C.P.-1502-129 being "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties", to clarify the process for Heritage Alteration Permits. (2019-R01)

Motion Passed

2.2 Application - 3260 Singleton Avenue (H-9119)

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to the property located at 3260 Singleton Avenue, the proposed by-law appended to the staff report dated November 18, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 26, 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 Special Provision R5/R6/R7/R8 (h-54*h-71*h-100*h-105*h-136*R5-7(8)*R6-5(48)*R7(20)D75H13*R8-4(32) Zone TO a Residential Special Provision R5/R6/R7/R8 (R5-7(8)*R6-5(48)*R7(20)D75H13*R8-4(32) Zone to remove the holding provisions. (2019-D09)

Motion Passed

2.3 Application - 660 Sunningdale Road East - Applewood Subdivision Phase 2 - Special Provisions 39T-09501-2

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the subdivision of land over Part Lot 13, Concession 6, situated on the north side of Sunningdale Road East, west of Adelaide Street North, municipally known as 660 Sunningdale Road East:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the Applewood Subdivision, Phase 2 (39T-09501) appended to the staff report dated November 18, 2019 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated November 18, 2019 as Appendix "B";

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated November 18, 2019 as Appendix "C"; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2019-D09)

Motion Passed

3. Scheduled Items

3.1 Public Participation Meeting - Allowing "Farm Gate Sales" on Lands within the Urban Growth Boundary (Z-9060)

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to the City-wide zoning by-law amendment initiated by the City of London:

a) the proposed by-law appended to the staff report dated November 18, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to add a new "Farm Gate Sales" definition in Section 2 Definitions and amend Section 49.2 1) of the Urban Reserve (UR) Zone to allow Farm Gate Sales as a permitted use in the Urban Reserve (UR1) Zone; and,

b) the Civic Administration BE DIRECTED to initiate a zoning by-law amendment to permit the sales of produce grown on a residential property (direct food sales) on more occasions than the current limitation of up to two times per year;

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

- a communication dated October 21, 2019 from A. Williams, 595 Sherene Terrace; and,
- a communication dated November 4, 2019 from P. Shand, Chairperson, Middlesex London Food Policy Council;

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

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

- the recommended amendment to Zoning By-law Z.-1 is consistent with the Provincial Policy Statement (2014);
- the recommended amendment to Zoning By-law Z.1 conforms to the 1989 Official Plan, including the policies of the Urban Reserve land use designation and to The London Plan, including the policies of the Food Systems chapter and the Future Growth Place Type, and provides for appropriate uses on these sites; and,
- the recommended amendment to Zoning By-law Z.-1 will allow the sales of agricultural products from farms located within the Urban Growth Boundary. (2019-D09)

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

Nays: (1): E. Holder

Motion Passed (5 to 1)

Additional Votes:

Moved by: M. Cassidy

Seconded by: S. Turner

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: 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)

3.2 Public Participation Meeting - Application - 2498, 2500, 2510 Main Street (Z-9105)

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

That, on the recommendation of the Director, Development Services, based on the application by 9398562 Canada Inc., relating to the properties located at 2498, 2500, 2510 Main Street, the proposed by-law appended to the staff report dated November 18, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties FROM a Business District Commercial (BDC) Zone TO a Business District Commercial Special Provision (BDC (*)H10*D60) Zone;

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

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

- the requested amendment is consistent with the policies of the 2014 Provincial Policy Statement that encourage efficient development and land use patterns, the identification of appropriate locations for mixed use intensification and re-development, and facilitate compact forms of development;
- the requested amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Business District Commercial policies as it directs the Commercial/Office uses along the Main Street frontage and townhouse uses to the rear yard;
- the requested amendment conforms to the in-force policies of The London Plan, including but not limited to Main Street Place Type policies as it is a coordinated and comprehensive application for intensification; and,
- the requested amendment is consistent with The London Plan, Main Street Place Type policies as it will permit intensification in a mix used form and discourages intensification in a low density residential form. (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: M. Cassidy
Seconded by: J. Helmer

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: E. Holder
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)

3.3 Public Participation Meeting - Application - 666-670 Wonderland Road North (Z-9093)

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

That, on the recommendation of the Director, Development Services, based on the application by JFK Holdings, relating to the property located at 666-670 Wonderland Road North, the proposed by law appended to the staff report dated November 18, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(1)) Zone TO a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(__)) Zone;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Auto-Oriented Commercial Corridor designation; and,
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Transit Village Place Type. (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: S. Turner

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: 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 - Bird Friendly Development

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to bird-friendly development and instituting a limited light period for the City of London:

a) the proposed by-law appended to the staff report dated November 18, 2019 BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2019 to amend By-law C.P.-1455-541, as amended, entitled the "Site Plan Control Area By-law" to add the following to Schedule 1:

i) Section 2

A) 2.1 Objectives – a new objective for bird-friendly design of a development site;

ii) Section 8

A) Section '8.1 Objectives - a new objective to read: "All lighting should be limited to, and directed towards, the area requiring illumination so as to reduce skyglow and light pollution and thereby promote bird-friendly development."; and,

B) Section '8.2 Yard Lighting' – adding a new requirement for full cut-off and have zero up light lighting;

b) the Civic Administration BE DIRECTED to further public consultation and provide for consideration future proposed Site Plan Control By-law Amendments to address other possible bird-friendly design criteria, including the possible use of visual markers on glass treated high-rise buildings for Council consideration; and,

c) the Civic Administration BE DIRECTED to undertake a public awareness campaign on creating visual markers, treating glass, and muting the reflection of glass on buildings to ensure buildings are less dangerous for birds, and the promotion of a limited lit period coinciding with bird migrations in spring (approx. March to June) and fall (approx. August to November) migratory seasons, respectively;

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-D11)

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: (5): A. Hopkins, J. Helmer, M. Cassidy, S. Turner, and E. Holder

Absent: (1): P. Squire

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)

4. Items for Direction

4.1 11th Report of the Advisory Committee on the Environment

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

That the following actions be taken with respect to the 11th Report of the Advisory Committee on the Environment, from its meeting held on November 6, 2019:

a) the following actions be taken with respect to Gas Tax Distribution:

- i) the '8.0 - Recommendations' section of the Cycling Master Plan Review Working Group Report of the Cycling Advisory Committee, dated October 16, 2019, BE ADDED to the December 2019 agenda of the Advisory Committee on the Environment (ACE) for discussion;
- ii) a representative from Financial Planning and Policy BE INVITED to attend the ACE meeting in January 2020 to give a brief outline of the City of London budget process and the new business cases that are being brought forward; and,
- iii) the presentation appended to the 11th Report of the Advisory Committee on the Environment, from A. Dunbar, Manager, Financial Planning and Policy, with respect to Gas Tax Distribution, BE RECEIVED for information;

b) the following actions be taken with respect to the Advisory Committee on the Environment (ACE) Terms of Reference:

- i) the City Clerk BE REQUESTED to fill the existing vacancies in the ACE membership in order to allow the ACE to fulfill its full potential given the short term of two years to make solid recommendations to the Municipal Council; and,

clause b) ii) BE REFERRED back to the Advisory Committee on the Environment for further consideration; it being noted that part b) ii) reads as follows:

- “ii) the City Clerk BE REQUESTED to remove the non-voting membership positions for the Institute of Catastrophic Research (Western University) and the Biodrome (Western University) and to replace them

with a Representative from Western University, with no department specified.”; and,

c) clauses 1.1, 3.1 to 3.7, inclusive, 4.1, 5.1, 5.2 and 5.4 BE RECEIVED for information.

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 refer clause b) ii) back to the Advisory Committee on the Environment for further consideration; it being noted that clause b) ii) reads as follows:

“ii) the City Clerk BE REQUESTED to remove the non-voting membership positions for the Institute of Catastrophic Research (Western University) and the Biodrome (Western University) and to replace them with a Representative from Western University, with no department specified.”

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

Motion Passed (6 to 0)

4.2 Draft Affordable Housing Community Improvement Plan and Key Considerations for Program Guidelines (O-9099)

Moved by: M. Cassidy

Seconded by: E. Holder

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the draft Affordable Housing Community Improvement Plan (CIP):

a) the draft Affordable Housing Community Improvement Plan BE CIRCULATED to stakeholders including market housing developers, non-profit housing developers, housing agencies and the general public for additional consultation; and,

b) the above-noted report BE RECEIVED for the purposes of identifying key principles of the draft Affordable Housing Community Improvement Plan and program guidelines;

it being noted that a public participation meeting of the Planning and Environment Committee will be scheduled in January, 2020 to consider the final Affordable Housing Community Improvement Plan and Program Guidelines; and,

it being further noted that the Affordable Housing Community Improvement Plan has been identified within the 2019-2023 Council Strategic Plan and a business case for the incentive programs under the CIP will be submitted for evaluation through the 2020 Multi-Year Budget process;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated November 14, 2019 from C. Butler, 863 Waterloo Street, with respect to this matter. (2019-S11)

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

5.1 (ADDED) 11th Report of the London Advisory Committee on Heritage

Moved by: J. Helmer

Seconded by: S. Turner

That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage, from its meeting held on November 13, 2019:

a) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- only natural wood with a painted finish be used for the half timbering;
- the new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

b) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to property at 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- sash (hung) windows be used for the gable windows;
- the cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- all exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, be painted;
- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

c) J. Michaud, Landscape Architect, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the current design for the Lorne Avenue Park Project and encourages a Cultural Heritage Interpretive Sign to be implemented into the above-noted project; it being noted that the presentation appended to the 11th Report of the London

Advisory Committee on Heritage from J. Michaud, Landscape Architect, with respect to this matter, was received;

d) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage concurs with the findings of the Cultural Heritage Evaluation Reports (CHERs), as appended to the agenda, with respect to the properties located at 327, 331 and 333 Wellington Road; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from M. Morris, Major Projects, with respect to this matter, was received;

e) B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the property located at 197 Ann Street, as it relates to the Notice of Application, dated October 10, 2019, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 84-86 St. George Street and 175-197 Ann Street; it being noted that the LACH submits the following comments with respect to the HIA:

- the HIA gives inadequate weight to the historical, associative and contextual values of the landmark brewery located at 197 Ann Street;
- the HIA contains errors and omissions within the historic research of the property and brewing history in London, e.g. incorrect derivation of the brewery name, date of building, reference to Westminster Township and evidence for the fire damage in the 19th Century;
- the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street are recommended to be subject to 9/06 evaluation by the HIA because of strong associations with the Kent Brewery;
- the condition of the building has not been supported by an engineer's report;
- the LACH is opposed to the demolition of the property located at 197 Ann Street based on the current information available; and,
- the LACH encourages incorporating the built heritage resources associated with the historic Kent Brewery into any future developments;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from M. Tovey, with respect to this matter, was received;

f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for designation of the heritage listed property at 36 Pegler Street:

- i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,
- ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

g) the Managing Director, Planning and City Planner BE ADVISED that the London Advisory Committee on Heritage is supportive of the proposed by-law, as appended to the staff report dated November 13, 2019, with respect to a review of Delegated Authority for Heritage Alteration Permits; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

h) L. Mottram, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is not satisfied by the research and assessment presented in the Heritage Impact Statement (HIS) for the properties located at 1018-1028 Gainsborough Road as it relates 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, as the impacts of the proposed development were not adequately considered by the above-noted HIS;

i) the following actions be taken with respect to the Heritage Planners' Report, submitted by K. Gonyou, L. Dent and M. Greguol, Heritage Planners:

i) the expenditure of up to \$20.00 per person from the 2019 London Advisory Committee on Heritage (LACH) budget BE APPROVED for L. Fischer and K. Waud to attend the Heritage Matters in Conversation bus tour on November 28, 2019; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense;

ii) the expenditure of up to \$100.00 from the 2019 LACH Budget BE APPROVED for refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense and has done for previous, similar meetings; and,

iii) the above-noted Heritage Planners' Report BE RECEIVED for information; and,

j) clauses 1.1, 2.5, 3.1 to 3.3, inclusive, 3.5, 4.1, 5.4, 5.5 and 5.7, BE RECEIVED for information.

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

Motion Passed (6 to 0)

6. Confidential

The Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

6.1. Solicitor-Client Privilege/Litigation or Potential Litigation

A matter pertaining to litigation or potential litigation with respect to appeals to the Ontario Municipal Board, continued as the Land Use Planning Appeals Tribunal, arising out of the London Plan; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of providing instructions and directions to external legal counsel, officers and employees of the Corporation with respect to appeals to the Ontario Municipal Board, continued as the Land Use Planning Appeals Tribunal, arising out of the London Plan.

The Planning and Environment Committee convenes, In Closed Session, from 6:18 PM to 7:10 PM.

7. Adjournment

The meeting adjourned at 7:11 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Allowing “Farm Gate Sales” on Lands within the Urban Growth Boundary (Z-9060)

- *Mayor E. Holder asking a couple of questions if he can; asking staff what is the big driver, what is really compelling this initiative to go forward, we obviously have retailers out there, farmers who retail through Covent Garden Market, through various chains and through their own distribution systems, what is driving this initiative here at this time.); Mr. C. Parker, Senior Planner, indicating that one of the objectives of the Urban Agriculture Strategy is to make food more accessible to people so right now they would have to grow their food, take it to a market somewhere else in the city and sell it there but the Strategy actually says make it more accessible to people, have it in more of a neighbourhood type of function where you can sell food in the neighbourhood and actually grown on the property so it is just to make it more accessible to people; (Mayor E. Holder indicating that he is not sure what making more accessible means, he is not trying to suggest this is a bad idea, but he is trying to understand how is food not more accessible, there is various, except for Downtown, where we do not have a retail location, how is food not accessible throughout the city with the various retail locations that they have, his sense is that you mean something more than just that because he is a little bit confused by that comment that food is somehow not accessible, is there something beyond that that you are saying, can you help clarify that for his understanding, please.); Mr. J.M. Fleming, Managing Director, Planning and City Planner, stating that an Urban Agriculture Strategy was brought to Council and Council approved the Strategy, it was a fairly extensive public consultation process and what people expressed is that they wanted to grow food in their neighbourhoods and wanted the opportunity to be able to sell it in their neighbourhoods as well; there is a series, out of that Urban Agriculture Strategy, there were a series of initiatives or actions that they indicated that they would follow and that schedule of things was approved by Council so this is one of those things as Mr. C. Parker, Senior Planner, pointed out, they have a Steering Committee which is made up of members of the community who are very heavily involved in this urban agriculture drive and they are also helping them move things forward in priority and this is one of the priority items; they also have, as Mr. C. Parker, Senior Planner, pointed out a really good example of an urban farm that is inside the urban growth boundary on urban reserve lands and there is an obstacle right now, that is really what this is, is removing a barrier which is currently the Zoning By-law where somebody cannot sell food that they are growing on their urban farm in the urban growth boundary; finally, because there are a number of initiatives here, one of them is being able to sell food that you grow in your garden, they also know that food is a great community binder so it is not just about community access to food in the way that a supermarket is, but people in the neighbourhood growing food and being able to sell it legally on their driveway as part of a community type of event is something that they did not want to get in the way of and removing those barriers; (Councillor A. Hopkins reminding the Planning and Environment Committee that these are technical questions for now.); (Mayor E. Holder indicating he will keep it technical because it seems like they are looking at one situation in particular and trying to formulate a whole policy around that which respectfully he gathers has certainly been dealt with to some degree but a couple of questions; one is to do with consumer safety, he would say to the Committee that as a family who has a bakery and a retail outlet and the Middlesex-London Health Unit certainly pays a lot of attention to all retail establishments from a health and safety concern standpoint, to what extent would staff be concerned about how issues around health and safety of the products that are being sold be dealt with since this is what we are trying to deal with now.); Mr. C. Parker, Senior Planner, responding that on the Urban Agriculture Working Committee they have a member of the Middlesex-London District Health Unit on that Committee to advise them of any health concerns; (Councillor A. Hopkins interrupting, she is not sure where the question is going but she just wants to remind the Committee that there is a Committee member here that may have to, depending on where this conversation goes, recuse himself, does she have that right, Councillor Turner.); (Councillor S. Turner responding that he is an employee of the Middlesex-London Health Unit and food inspection is within his portfolio and in past he has recused in certain circumstances, in this circumstance, since the item in the agenda has not mentioned the Middlesex-London Health Unit he has not declared a pecuniary interest, he will continue to watch the conversation if there is a pecuniary interest; the definition of pecuniary means that it might financially benefit or be disadvantaged as a result of discussion and he does not think that they are in that situation right now but he would just ask that we treat that sensitively if*

we could.); Mr. J.M. Fleming, Managing Director, Planning and City Planner, pointing out that this is not processed food, this is actual product that is grown on the property so there is a distinction there; (Mayor E. Holder indicating that he is not sure what the distinction is between food that is sold at Covent Garden Market which comes out of whatever process that that is and that is not processed food, that comes out of the ground.); (Councillor A. Hopkins reminding the Mayor that they are at technical questions right now, the technical question is.); (Mayor E. Holder trying to stay on that but he is finding that when staff brings back to a different issue he is trying to respond to the issue that they have brought up, he would rather stay with the technical points hence why he was asking if one Inspector, does staff feel that is sufficient for the health and safety of Londoners to deal with this consumer product will exclude the Health Unit or any other process but is there sufficient inspection and he would ask what the technical liability would be since they have given permission for this to happen if someone was to get sick or lodge a complaint as a result of food that was purchased in the driveway of some urban dweller, he would like to get a sense of that, please, from a liability standpoint; (Councillor A. Hopkins the first question being is there sufficient inspection, is one Inspector enough, and then the liability if something happens.); Mr. J.M. Fleming, Managing Director, Planning and City Planner, responding that what Mr. C. Parker, Senior Planner, was saying not that there is an Inspector that was to be inspecting what is going on with respect to this initiative, it was just somebody that was on the Steering Committee that can provide intelligence to the group with respect to health and safety issues; there are farm gate sales throughout the city in many different forms already and as Mr. C. Parker, Senior Planner, said it is not uncommon to see those by the side of the road in the agricultural area; part of this initiative is simply to allow for it within the urban reserve designation where currently there is a barrier and you cannot; with respect to the smaller pieces, his understanding is, you will see, at certain places throughout the city there are Hawkers and Peddlers, he believes is the licensing term, where people sell fruits and vegetables and flowers and those sorts of things and with the same sort of he would suggest health and safety type of issues that would go along with what we are proposing here so his sense, from what he has heard from the work that his team is doing there are no issues from a health and safety perspective of selling this kind of produce, as he said it is not processed food where, for example, if they are preparing food and making relishes and those sorts of things and there is a whole series of health and safety type of issues that do require attention that are separate from selling in this way; (Mayor E. Holder, that response does not give me as much confidence because certainly with Hawkers and Peddlers licenses to use that term, you know where they are because they have actually applied for a license although, from time to time, he can tell you from flowers and other products, flowers are not consumable, just so you know we at least know where they are supposed to be where as if you want to follow up where is if someone chooses to sell produce at the end of their driveway we do not necessarily know when those happen unless by inspection and he is not confident that we have or want to get that kind of reinforcement of inspection but a separate question may be and you will tell me if this is a technical question but he knows when he thinks of Trails End and he thinks of the Western Fair District Farmers Market and he thinks of Covent Garden those people for their purpose not only of licenses but they pay taxes as well, is that the intent of this as well, that is there any thought that these people would pay any form of tax on this or is this just independent of all of that process.); (Councillor A. Hopkins reiterating that the technical question is are taxes applied to the sales.); (Mayor E. Holder, you are very articulate Madam Chair and he thinks she said it better than me.); Mr. J.M. Fleming responding that they would leave that to either if we are talking about provincial tax, for example, to those that apply it and similarly, with respect to municipal taxes, if we are talking about real estate values that would be done through the typical assessment; (Councillor A. Hopkins so this amendment does not apply to any taxes.); (Mayor E. Holder, final comment relating to this and then he thinks he has got it.); (Councillor A. Hopkins, if I may, just keep it to technical questions for now we can always have follow up with comments later.); (Mayor E. Holder, fair enough; he asked the question earlier with respect to consumer safety and the health and safety concerns that are put upon retailers that are not put upon these individuals and his concern from a technical standpoint is that that is not being observed in this case.).

- (Councillor P. Squire, thinks this is a technical question so what he thought he heard in the presentation was that if someone is in a residential area, growing tomatoes and stuff in their backyard, that there is some limit to them only being able to sell twice a year from that residential property; then he heard from Mr. J.M. Fleming, Managing Director, Planning and City Planner, what he thought was something different which is we do not want to stop people in residential areas from having an event or selling produce from their house so what he wants to know is, the phone calls that he receives about this and surrounding this technical question, he did get complaints from people who are saying look people are having farm sales on their driveway every weekend, every Saturday they are selling produce on their driveway; if all that produce comes from their own garden in their house can they do that every weekend.); Mr. J.M. Fleming, going to attempt to answer it and he does not think he is doing Mr. C. Parker, Senior Planner, any favors but he is going to try anyway; so the report identifies three different areas, one is farm gate sales and what is being discussed there is or large scale type of sale of produce which you will see in the agricultural area fairly regularly but is not allowed in the urban reserve zone so he is not talking about necessarily residential areas, he is talking about urban reserve so that is sort of the first item there, that is the urban farm where there is a regular sale of the produce from the farm on the site of the farm in the urban reserve zone; the second is in parks, neighborhood parks, so this is opening up the opportunity for more sale of produce that is grown by neighbours in their park spaces again, this is something that is seen as the Urban Agriculture Strategy suggested there is a great opportunity for food to be a social binder and something bringing people together, for people to be growing produce in their yards and come together in the neighbourhood park and sell it to their neighbours, it is seen as a very positive thing from a community perspective and then the third is with respect to people selling food on their driveway a little bit like your garage sale and right now there are already provisions in place that allow you to have a couple of garage sales a year and what they are saying is that may be too onerous in terms of selling food and so they are trying to eliminate that regulation by saying if you are selling food that you grew in your own yard, you can do that on your driveway without encumbrance in terms of the Zoning By-law views and with respect to all of the other health regulations that would be, those are regulations that we are not dealing with from a planning point of view, they would be as they are right now through the appropriate channels that regulate health and safety of food.); (Councillor P. Squire, just to clarify, is that one of the amendments that is coming before us today, to change it from you can only sell from your driveway twice a year your tomatoes in your backyard or whatever that might, he likes tomatoes so he keeps mentioning them or is that something we are going to look at possibly in the future because he is not sure people realize if it is coming right here today he is not sure people realize that.); Mr. J.M. Fleming, Managing Director, Planning and City Planner, indicating that it is not today, Mr. C. Parker, Senior Planner, was indicating there are a couple of amendments that are coming, one is very soon which is the farm gate sales, the larger one he thinks that was the next cycle of the Planning and Environment Committee and the question as you said of changing the regulations around selling food on your driveway, for example, that is something that is not here today and there is a process that they are looking for direction to get that going and we will have our normal process and engage the public on that before we come forward with that; (Councillor P. Squire, thank you; that makes it quite clear for him.)
- Carter McCrindle, 181 McMaster Drive - stating that his question was everyone seemed to be really concerned about with we do health and safety inspections if we are going to start selling this more; advising that he is a little uninformed so he is wondering if we do health and safety inspections already on the current sales like two times a year when you sell tomatoes from your own home in your own garden; (Councillor A. Hopkins we will follow up with the answer to your question but you can continue with your comments.); you just want to know like how he feels about this; (Councillor A. Hopkins please, yes.); he does not know, it seems like a pretty good idea; feels like it gives a good chance to farmers to make more money, they can sell

more products if they are going to be putting their livelihood in to you know producing all these things every day they might as well be able to sell them more often in an easier way to people right away; that is really all he has to say on the matter; appreciates the chance.

- Jeremy Horrell, Board Member, Urban Roots London - the not-for-profit farm that currently is in the City of London and so what he encourages you to think about is when you look at farm gate sales he heard a lot about markets, markets are a place you can go to buy local food, what about experiencing your food and he thinks that there is a connection that the community has lost often with experiencing their food and having an urban farm and having farm gate sales as an opportunity for people to come congregate, gather around food and experience that connection to the land, to other people, and to affordable food is really important.

- Jeff Lucas, 85 Wilson Avenue, Blackfriars - advising that he grew up in London and has been away for forty years and he moved back about four years ago when he retired; he got really excited when the Urban Agriculture Conference was put on and, from that, the round table talks through the Urban Agriculture Strategy; he has been involved with farming and gardening for as long as he knows, his grandparents had farms; he has been involved in a lot of community gardens and started them and farm garden programs at different schools that his children went to; when he came back here he got involved with Urban Agriculture and we have a group of us that are trying to start a group of Friends of Urban Agriculture London that came out of that Conference and they have been meeting for the last two or three years; he put forward his name to be on the Urban Agriculture Steering Committee and he thinks they have done a lot of good work in the short time that they have been there and gone through a few planners so he thinks it is the important to this and to back up Jeremy's comments that, you know, we think we know where our food is coming from if we buy it even in the market or store and he just came a little bit late but he heard the health and safety concerns and if you look at all the problems that we have had, we have processed food whether it is even fresh greens and packaged meat or whatever, he means it is just that people have to take personal responsibility he thinks and not rely so much on inspection right and he knows there is a cost to the that so he is not too worried about that; he always sources out a farm or wherever he buys and he has always belonged to, if he has not grown his own food and he has to supplement it, it is called CSA, Community Shared Agriculture, where he buys a share and he helps support the farmer and/or gardener with the upfront cost and since she he came back he was at Blackfriars for a couple of years in an allotment garden but he belongs to community gardens which he finds again we share, that has been talked about, it just creates a whole different dynamic, whether you have a pot luck or you are helping people grow their food or learning how to grow different things and he thinks that is really important here and you know we talk lots in these Conferences about food deserts or whatever and he knows many gardeners that donate some of their food whether it is to the Food Bank or some of the food boxes that go out so he just thinks it is very important to keep this going and to spread that; his last comment is that he joined a group that we are starting an initiative, it will be the first self-managed community garden which would take the burden of the city because you know there is approximate twenty community gardens now and they can only start maybe one a year because the soil testing and all the upfront cost and then getting the soil prepared so we took on the project in West Lions beside the food forest that has been there a couple years and they are just getting the soil ready but it is exciting that you know, again, from the ground and to help show people what can be done and again to take some of the financial burden off the City and we still do all the things, you have to start with good soil to get good food and he just hopes that people can, because we need to supplement because it takes money every year to run a garden whether it is to seed or to mulch or whatever have you so it is important he thinks that they are allowed to do that and you know if there has to be some sort of inspection or some oversight they are totally open to that but the process to get bogged down just because of health and safety; he knows a lot more people get sick from food that has been inspected than from food that has not been inspected.

- Jessica Cordis, Deveron Crescent in Pond Mills – advising that in the last two years she has really become interested in urban agriculture and in my first dive into urban agriculture in London she found in 2017 that the Strategy had come out so since then she has been following this issue pretty closely; in the past two years growing her own garden she has been able to provide almost all of my own vegetables over the course of the Summer and into the Fall even eating a lot of preserved and frozen foods so kind of echoing what some of these other folks have said about the connection to the food that comes from urban agriculture practices; she thinks it is really key to understand that we are talking about more than just growing and selling food, we are also talking about building skills, building resiliency and let us not leave climate change out of the conversation because she thinks that a strong urban agriculture strategy and a strong local food system is absolutely critical to addressing climate change to mitigating its impact by enhancing our soil, by improving biodiversity and further, there is tons of benefits and the social side, building community, the social connections, the job skills that come from these types of grassroots projects that we have seen like the Urban Roots and the Wood Street Food Forest to name a couple in the city; she is really looking forward to seeing what comes about with that garage sale type of sales because she has far too much produce on her hands and it would be nice as an urban farmer to be able to sell a little bit of that, make a small profit; she does not think many folks in the city are looking to have urban agriculture become like a main source of income but she thinks it is a nice way to connect people enter a small income on the side.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 2498, 2500, 2510 Main Street (Z-9105)

- Ben McCauley, on behalf of the applicant – expressing agreement with staff's recommendation and they have no further comments at this time.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – 666-670 Wonderland Road North (Z-9093)

- Katelyn Crowley, Zelinka Priamo Limited, on behalf of the applicant – expressing support for staff's recommendation; expressing appreciation to Ms. M. Vivian, Planner I, for the staff report and her work on the file.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Bird Friendly Development

- *Mayor E. Holder indicating that he was not going to comment but just a couple of things that came to mind, he did not see it here and perhaps it was just him but how many birds in London do we lose per year as a result of lighting challenges.);* Mr. L. Maitland, Site Development Planner, indicating that he does not have an exact number, the number that was quoted to them at the last meeting of the Environmental and Ecological Planning Advisory Committee was in the hundreds of millions within North America; obviously that is not specific to London but it is eight or nine figures; *(Mayor E. Holder saying that is not credible, he is not sure how you measure that and he just wondered for them to, he knows they are just trying to fine tune the aspects of this but he is wondering, he thinks it is a noble effort and it is not just for the birds but he would tell you that he is just trying to understand what the impact in London is and there has been no measurable study he guesses is what he is asking through the Chair.);* Mr. P. Yeoman, Director, Development Services, responding that the Advisory Committees, as Mr. L. Maitland, Site Development Planner, has mentioned are the ones that brought this forward, there is a member of one of the Advisory Committees who is actually doing his PhD research in this area; he has not actually completed and fleshed out the full study yet for the City but they are working on it actively; to the Mayor's question, no, they do not have a full London number for this; *(Mayor E. Holder suggesting that this is anticipatory in terms of the challenge that might occur as it relates to the safety of birds and migrations and the light, is that correct.);* Mr. P. Yeoman, Director, Development Services, responding that yes, they think that will be impactful and helpful but they do not actually have a quantifiable measure related to the policy that is before the Committee.
- Brendon Samuels, student at Western University that was just mentioned; he is doing his PhD at Western and his Doctoral research is about bird/window collisions specifically - *(See attached presentation.)*
- Mike Wallace, Executive Director, London Development Institute – indicating that it is great to follow Brendon and he talked about cats and lower buildings; expressing appreciation to staff for their approach to their Industry, he knows it was brought here in January of last year in terms of the by-law you are seeing in front of you and over the last number of months, the Spring and Summer, they have had a number of meetings and they had discussions about what they would like to see and from their perspective, their Industry is ok with the changes in terms of what is being proposed here in terms of lighting and actually supporting of it, the one thing that they would ask is that once they get familiar with what the issues are and understand and staff at City Hall understand what works and what does not and what is needed, and if an application comes in and it meets that criteria that it does not have to be circulated over and over again; if they meet what the City's requirements are, it should not need to be circulated; every time something gets circulated somewhere else it costs time and effort and money and makes your affordability issue go up every single time so they are happy with what is being proposed, they are more than interested in the Working Group; he sits beside Brendon most often at Environmental and Ecological Planning Advisory Committee meetings and he has tried to absorb some intelligence from him but it does not really happen that way but the Council has some very good experts right here in the community volunteering their time to give them the information that they need to make the appropriate recommendations to Council on this bird issue; happy to be working on the Working Group that is coming forward, that you have to call us tomorrow morning about.

Comments on Report to Planning and Environment Committee on Bird-Friendly Development Monday November 18 2019

My name is Brendon Samuels. I am a graduate student at Western University where I do research on bird-window collisions. I attended the PEC public meeting and provided some of my comments. However, given the 5 minute limit, I was unable to cover all of my comments, so I have listed them below for the committee's review.

Secondary sources which support my points below can be made available upon request in the form of an annotated bibliography.

General comments

- The proposed amendments to the Site Plan Control Area By-law for bird-friendly development are recommended. Comparable requirements for lighting have already been adopted in other municipalities in Ontario, in other parts of Canada and in the United States. I point this out because the birds being protected do not belong to London and will traverse many municipalities. Society has a shared responsibility to protect birds from harm in our own backyard, and bird-friendly action undertaken by London can achieve that.
- However, the wording of the By-law should be consistent with current ecological research, and there are some items covered where the wording should be updated.
- In my opinion the background information provided is missing certain critical details. I've sorted my suggestions for missing details below, first with general information, second the artificial light at night piece and third the glass treatment piece to be discussed by a working group moving forward.
- I agree with the London Development Institute's comment (see their attached letter) that "clear bird-friendly design requirements be included in the Site Plan Design Manual for standards and designs". I would like to add that these requirements should reflect current ecological data, especially previous scientific studies on related topics such as the efficacy of collision deterrent markers, films, etc. and best practices for reducing artificial light at night.
- According to current scientific studies within Canada, less than 1% of bird-window collisions occur at high rises buildings. Most are at low-rise buildings and homes. High rise buildings are not the main source of the collisions issue.
- The majority of bird-window collisions are thought to occur during the day, starting in early morning and lasting through mid-day. This means that artificial light at night is not the primary factor underlying collisions with glass for most collisions.
- Page 5, section 3.4 Migratory Bird Season: *"the City's Ecologist has advised that there is no distinct season for bird migration in the London area. A review of bird migration would require a detailed investigation on a species by species basis."* There are two statements here that are patently false. There are two seasons for bird migration in London, spring and fall, and the onset of these periods is established (although no particular dates can be marked as the exact starts and ends). Also, there is already detailed data available on bird migration timing through various programs run by Bird

Studies Canada, from nearby bird banding stations in SW Ontario, and through citizen science databases (e.g. eBird). In fact birdwatchers visit from all over the world in spring and fall to witness the legendary migration here in SW Ontario.

- *“However, it is proposed that the City of London apply the City of Toronto’s model for the migratory spring and fall seasons...”* Toronto’s by-law and development guidelines for bird friendliness are some of the most progressive of their kind in the world. I recommend following their lead.
- The City of London will be hosting the annual meeting of American Ornithological Society in 2021. This is one of the largest meetings of bird experts. It would be great to have bird-friendly initiatives in place before then.

Comments on Lighting Piece

- Artificial Light at Night (ALAN) is detrimental not only for birds but for entire ecological systems including other animals such as bats, insects and mammals, as well as for human health. According to recent scientific studies, ALAN negatively impacts birds in multiple ways: collisions with buildings is one, but ALAN also alters birds’ timing of migration and breeding. The timing of behaviours like calling and singing at dawn and dusk may be affected.
- In section 2.2 Site Plan Design Manual, paragraph 5: *“Section 8.2 (b) Height, limits the maximum height of all yard lighting fixtures to 15m (50 ft.) for non-residential uses and 6 m (20 ft.) for multi-family residential uses”*. Could you clarify where these criteria for fixture height come from? Currently best practices (e.g. Toronto’s by-law) recommend treating glass up to the anticipated height of the nearby tree canopy. For much of the deciduous forest in London trees may reach up to the 4th floor (i.e. approximately 40 feet in height).
- Section 2.2 Site Plan Design Manual, paragraph 5: *“the Site Plan Design Manual 8.2 (d) allows staff to require a Light Study where a qualified engineer will prepare and provide a report demonstrating how the lighting is contained on the site and that the selection/style of light will not create glare and/or broadcast light onto adjacent properties or roadways”*. Similarly, two paragraphs later, *“16. Lighting Facilities: All lighting of the site shall be oriented and its intensity controlled so as to prevent glare on adjacent roadways and residential properties to the satisfaction of the Managing Director.”*
- Can you clarify whether Light Studies factor in light spillage into nearby natural areas? (unsure if these are encompassed by “properties” mentioned here). Also, is this simply looking at light spillage only at immediately adjacent properties?

Comments on Glass Treatments Piece

- 3.1 Site Plan Control Bylaw Proposed Amendments: *“The proposed amendments to the Site Plan control By-law set out the objectives of bird-friendly design generally and bird-friendly lighting specifically”* – is this by design, for the ultimate version of the By-law

amendments, or for describing current progress? The bird-friendly design criteria should not be “general” – as indicated by the Development Institute more specificity is needed.

- *“Development Services staff presently lack the specific training to ensure buildings can be considered “bird-friendly- but can rely on other professional staff and advisory groups to provide the ecological expertise to identify bird-friendly development”* Does this training exist? Who has it? Who should have it? Potentially training could be replaced with a comprehensive document outlining standards and best practices.
- 3.3 Effectiveness of Visual Markers and Glass Alterations. I will save the majority of my comments for discussions held by the working group. However, I want to indicate a couple things here: 1) the efficacy of glass treatments depends not just on the treatment itself but how it is used – should be applied to the exterior of the glass to break up reflections, not the interior; 2) treatments should be applied to cover edge-to-edge of the window leaving no major gaps; 3) some of the “potential glass design elements” listed have not been backed by empirical scientific studies, including UV glass. “Fritted” glass has practical considerations that may influence its efficacy such as the specific layer of the glass within a window that is modified.

3.5 Awareness Campaign – Existing Buildings not Subject to Site Plan

- I hope that similar to the lighting and window treatment pieces, this campaign will be designed and coordinated upon consultation with ecological experts.
- One thing to note is that windows cannot be retrofitted for reducing bird-window collisions in cold temperatures (due to requirements of adhering the materials to the glass). For this reason, consider adjusting the timing of the campaigns to afford people time to pursue mitigative actions ahead of migration in fall.

4.0 Additional Considerations *“...Council passed the implementation of program guidelines for Downtown Façade Uplighting Grant Program.” This incentive program is contained within the existing façade Improvement Loan program provided by the City of London through the Downtown Community Improvement Plan”*.

It would be ideal if a similar incentive program could be set up for retrofitting existing glass windows with treatments/products/deterrents that can reduce the risk of bird collisions. Currently the cost of fixing dangerous windows on existing structures is entirely paid by consumers/property owner. Retrofits are typically more expensive than new installations because they often require a more complicated installation involving equipment rentals and hiring a contractor.

Regarding the letter from the London Development Institute

“We do not believe it is fair and reasonable that a Site Plan submission, that meets the standards, be delayed up to 30 days due to Advisory Committee circulation requirements.” “... if bird-friendly glass and lighting are standardized within the Site Plan Design Manual, it would be redundant to have the Ecologist circulated on the application for buildings over 6 stories”

I disagree with the above comments because the collision risk at any particular site might vary based on a number of factors (e.g. nearby vegetation and bird habitat, type of glass used,

structural configuration of the building, geographic location of the site, presence of plants indoors, the angle and direction of the glass facades, parallel glass panes presenting a corridor). The standards/guidelines provided to the Development Institute should be as explicit and specific as possible, but it is unlikely the documents will be able to prescribe assessments and recommendations for every single possible scenario in which glass is used in construction. For this reason, redundancy in the Site Plan review process by committees and the Ecologist will be able to provide additional recommendations before developers proceed with construction. If development proceeds and the glass that is used ends up killing birds, despite compliance with the documents, it is 4-5 times more expensive to retrofit existing glass than to treat the glass at the onset.

Audit Committee Report

5th Meeting of the Audit Committee
November 6, 2019

PRESENT: Deputy Mayor J. Helmer (Chair), M. van Holst, J. Morgan, S. Turner, L. Higgs

ALSO PRESENT: L. Livingstone, A. L. Barbon, M. Butlin, I. Collins, O. Katolyk, S. Miller, J. Millson, J. Pryce (Deloitte), A. Ruffudeen (Deloitte), M. Schulthess and S. Spring.

The meeting was called to order at 12:01 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

None.

4. Items for Direction

4.1 Internal Audit Summary Update

That the memo dated October 28, 2019, from Deloitte, with respect to the internal audit summary update, BE RECEIVED.

Motion Passed

4.2 January - December 2019 Internal Audit Dashboard as at October 28, 2019

That the communication from Deloitte, regarding the January - December 2019 internal audit dashboard as of October 28, 2019, BE RECEIVED.

Motion Passed

4.3 Observation Summary as at October 28, 2019

That the Observation Summary from Deloitte, as of October 28, 2019, BE RECEIVED.

Motion Passed

4.4 2020 - 2022 Internal Audit Plan

That the following actions be taken with respect to the draft 2020-2022 Internal Audit Plan issued October 28, 2019:

- a) the Internal Audit Plan BE AMENDED to include the Hamilton Road BIA and the Hyde Park BIA in the Audit Universe;

- b) the Internal Audit Plan BE AMENDED to include "revenue generation" in the Economic Innovation risk section within the Corporate Services Audit Universe;
- c) changes to the Internal Audit Plan BE IDENTIFIED to the Audit Committee by Deloitte in future meetings; and
- d) the Internal Audit Plan, as amended, BE APPROVED.

Motion Passed

4.5 Parking Enforcement Assessment - July 2019 - September 2019

That the Internal Audit Report from Deloitte with respect to the Parking Enforcement Assessment performed July to September 2019, issued October 2019, BE RECEIVED.

Motion Passed

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 12:45 PM.

Bill No. 437
2019

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 26th day of
November, 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 November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Bill No. 438
2019

By-law No. A.-_____ - _____

A by-law to approve a Mutual Agreement Drain Agreement (the "Agreement") between The Corporation of the City of London ("City") and Gordon Douglas Boughner and Marilyn Jane Boughner; (the "Boughners") and to authorize the Mayor and City Clerk to execute the Agreement.

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

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

AND WHEREAS it is deemed expedient for The Corporation of the City of London (the "City") to enter into a Mutual Agreement Drain Agreement with Gordon Douglas Boughner and Marilyn Jane Boughner (the "Agreement");

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

1. The Agreement attached as Schedule "A" to this by-law, being a Mutual Agreement Drain Agreement with Gordon Douglas Boughner and Marilyn Jane Boughner is hereby approved.
2. The Mayor and City Clerk are hereby authorized to execute the Agreement approved under section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – November 26, 2019
Second reading – November 26, 2019
Third reading – November 26, 2019

Schedule "A"

Mutual Agreement Drain Agreement

Between

The Corporation of the City of London

(herein called the "City")

-and -

Gordon Douglas Boughner and Marilyn Jane Boughner

(herein called the "Boughners")

WHEREAS the City is the owner of the property described as Part of Lot 10 Concession 5 (formerly Township of Westminster) designated as Part 1 on Plan 33R12017, in the City of London, County of Middlesex, and known municipally as 5200 Highbury Avenue South Roll # 080010097100000 (the "City's Land");

AND WHEREAS the Boughners are the owners of the property described as Part of Lot 10 Concession 5 (formerly Township of Westminster) in the City of London, County of Middlesex, and known municipally as 1889 Westminster Drive Roll # 080010097000000 (the "Boughner's Land");

AND WHEREAS the City has constructed the Southeast Reservoir and Pumping Station ("SERPS") on the City's Land;

AND WHEREAS in conjunction with the construction of SERPS the City has installed drainage works on the Boughner's Land (the "Mutual Agreement Drain");

AND WHEREAS the parties have agreed to enter into the Agreement to confirm their rights and responsibilities with respect to the Mutual Agreement Drain;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of TWO (\$2.00) DOLLARS of lawful money of Canada now paid by the City to the Boughners, the receipt and sufficiency whereof is hereby acknowledged, the Parties agree as follows:

1. The Mutual Agreement Drain consists of the following works:

a) a 200mm drain tile extending approximately 193 m from the east limit of 5200 Highbury Ave S on the north side of the fence line between 5200 Highbury Avenue South and 1889 Westminster Drive;

b) a 375 mm diameter pipe extending approximately 100m from the Northeast corner of 5200 Highbury Avenue South extending easterly through 1889 Westminster Drive to the Madter Drain; and

c) berm works and a catch basin inlet located on 5200 Highbury Avenue South to contain runoff from the Northeast Corner of 5200 Highbury Avenue South and direct these flows through the 375mm pipe to the Madter Drain.

2. The Mutual Agreement Drain works are located as shown on the attached plan which forms part of this Agreement.

3. The construction cost of the Mutual Agreement Drain works was \$85,580.00 plus taxes. The full cost of the Mutual Agreement Drain works was paid by the City.

4. For the purposes of future maintenance, the Mutual Agreement Drain works will be identified as:

a) the 200mm drainage tile on the 1889 Westminster Drive Property with an outlet for these works to the 5200 Highbury Avenue South Property, and

b) the 375mm drain pipe outletting from 5200 Highbury Avenue South through 1889 Westminster Drive to the Madter Drain; and the berm works and catch basin inlet located on 5200 Highbury Avenue South Property to contain runoff from the Northeast corner of 5200 Highbury Avenue south Property and.

5. Future maintenance costs of the Mutual Agreement Drain works described in paragraph 4, above will be paid as follows:

a) The Boughners will be responsible for one hundred (100%) percent of the cost of maintaining the works identified in paragraph 4a) above; and

b) The City will be responsible for one hundred (100%) percent of the cost of maintaining the works identified in paragraph 4b) above.

6. This agreement is made under the Authority of the *Drainage Act*, R.S.O. 1990, c. D. 17.

7. In accordance with Section 2(3) of the Drainage Act, an agreement or an executed copy thereof made under this section shall, upon registration in the proper land registry office, be binding upon the heirs' executors, administrators, successors and assigns of each party to the agreement.

IN WITNESS WHEREOF the parties have executed this Agreement.

The Corporation of the City of London

Ed Holder, Mayor

Catharine Saunders, City Clerk

Witness:

Gordon Douglas Boughner

Marilyn Jane Boughner

Bill No. 439
2019

By-law No. A.-_____ - _____

A by-law to approve a Vehicle Lease Agreement between The Corporation of the City of London (“City”) and Urban Animal Management Inc. (“UAM”); to provide for the leasing of seven (7) City-owned vehicles to the UAM and to authorize the Mayor and City Clerk to execute 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*, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

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

1. The Vehicle Lease Agreement between The Corporation of the City of London and Urban Animal Management to provide for the leasing of seven (7) City-owned vehicles to the Urban Animal Management Inc. attached as Schedule ‘A’ to this by-law, is hereby approved.
2. The Mayor and the City Clerk are authorized to execute the agreement approved under section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – November 26, 2019
Second reading – November 26, 2019
Third reading – November 26, 2019

SCHEDULE ‘A’

VEHICLE LEASE AGREEMENT

THIS VEHICLE LEASE AGREEMENT effective as of the 1st day of January, 2020

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON (“the Lessor”)

And

URBAN ANIMAL MANAGEMENT INC.

(the “Lessee”)

WHEREAS the Lessor 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*, as amended or any other Act;

AND WHEREAS the Lessee is a corporation that provides animal welfare services for the Lessor under the contract arising from the City’s acceptance of the Lessor’s submission under RFP 19-14 (“RFP 19-14 Contract”);

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

1. VEHICLE LEASE

The Lessor hereby agrees to lease to the Lessee the vehicles (the “vehicles”) listed in section 2 of this Agreement, together with all accessories, additions, repairs and replacement parts affixed to them, now or in the future.

The Lessee acknowledges that all the vehicles were received by it in good condition and repair.

2. LEASE AMOUNT

The Lessee agrees to meet terms and condition as laid out in the “RFP 19-14 Contract”. The identified City vehicles as set out in the table below are provided by the City as part of the “RFP 19-14 Contract”. The list of vehicles may change as they reach their optimum service life at the sole discretion of the City. Changes to the lease agreement will be reflected upon renewal of this agreement at the end of the term.

Description	VIN #
2013 Ford Focus S	1FADP3E24DL109189
2016Ford F150 XL	1FTEX1CP3GKF22488
2015 Ford Transit Connect	NM0LS7E70F1181610
2015 Ford Transit Connect	NM0LS7E77F1182141
2015 Ford Transit Connect	NM0LS7E75F1186351
2015 Ford Transit Connect	NM0LS7E76F1196337
2015 Ford Transit Connect	NM0LS7E7XF1196339

3. TERM

The terms of this Agreement shall be for a period of five (5) years commencing November 1st, 2019 and ending October 31st, 2024. The City at its absolute sole discretion shall

have the option to renew the contract for an additional three (3) year period in one (1) year increments.

4. VEHICLE OPERATION AND USE

The Lessee agrees that the vehicles will be driven only by a competent driver who holds a valid Ontario driver's license of the proper class for the vehicle being driven, in accordance with relevant laws and regulations, and that the Lessee will pay all and any fines or sanctions levied or imposed in connection with the possession, use or operation of the vehicles and to indemnify the Lessor in respect of any fines or levies, including but not limited to any victim fine surcharges and court costs.

The Lessee agrees that the vehicles are to be used by the Lessee solely in connection with the services provided for in the RFP 19-14 Contract with respect to the provision of animal care and control services and for no other purpose.

5. VEHICLE MAINTENANCE

The Lessor agrees to maintain, service, license, inspect and provide fuel for the vehicles in possession of the Lessee as part of the lease amount as set out in this Agreement. Appointments for service will be arranged through the Lessor's Fleet Services Division coordinated with the Lessee. The Lessee agrees that the vehicle shall be made available for such appointments with reasonable notice.

6. LIENS AND CHARGES

The Lessor shall, at all times, keep the vehicles free from all levies, liens and encumbrances whatsoever. If the Lessee fails to pay any such levies, liens and encumbrances, the Lessor may pay the same and in such event the costs thereof, together with interest calculated monthly at a rate equivalent to the prime rate established by the Scotiabank on the first day of each month, plus two (2%) present per annum, shall forthwith due and payable by the Lessee to the Lessor.

7. INSURANCE

The Lessee agrees to obtain and maintain standard automobile insurance on statutory forms listing both the actual owner (Lessor) and the Lessee of the vehicles and shall ensure that this insurance will not be cancelled unless the insurer notifies the certificate holder in writing at least thirty (30) days prior to the date of cancellation:

- (a) automobile liability insurance in an amount not less than five million (\$5,000,000.) Dollars;
- (b) statutory accident benefits, uninsured motorist coverage and direct compensation property damage; and
- (c) collision and comprehensive coverage with a deductible no more than \$1,000.00.

7.1 Evidence that such insurance is in force shall be provided to the Lessor promptly on request and thereafter once annually at policy renewal until this Agreement is terminated or expires.

7.2 Proof of insurance must be carried in the vehicles at all times and available for presentation should the need arise.

7.3 In the event of damage to the vehicles the proceeds of any insurance shall be payable to the Parties as their respective interests may appear.

7.4 The Lessee acknowledges that the vehicles and any goods carried are solely and exclusively under its possession and control and at its risk, and nothing contained in this Agreement is intended to be construed otherwise.

7.5 The Lessee is required to notify the Lessor, as soon as practicable, of any accident or circumstance giving rise to a claim and to provide the Lessor with particulars of it, the identity of the driver, and to furnish the Lessor with information as might reasonably be requested to enable the Lessor to be fully acquainted with the circumstances of the incident.

8. INDEMNITY

The Lessee agrees to be responsible for and shall indemnify and save the Lessor harmless from and against all losses, claims, actions, expenses and liabilities of any sort and kind whatsoever in nature in connection with or arising from this Agreement and the Lessee's use and operation of the vehicles. The Lessee agrees that it will defend, at its expense, any actions brought against the Lessor for which indemnity might be provided in accordance with the terms of this Agreement

9. NON-TRANSFERABILITY

The Lessee acknowledges that this Agreement is not assignable or transferable.

10. OWNERSHIP

All right, title, interest in and to the vehicles remains in the Lessor and nothing in this Agreement is to be taken as transferring to the Lessee any proprietary interest.

11. CANCELLATION OR TERMINATION

This Agreement may be terminated by either Party at any time by providing to the other Party 90 days' written notice, delivered to the other Party at the address stated in this Agreement, whereupon the Lessee shall surrender to the Lessor possession of the vehicles.

On the failure of the Lessee to perform any obligations stipulated in this Agreement, the Lessor may at its option cancel this Agreement and on fifteen (15) days' written notice, delivered to the Lessee at the address stated in this Agreement, whereupon the Lessee shall surrender to the Lessor possession of the vehicles.

In the event of the total loss of the vehicles as a result of a collision, fire, theft, or otherwise, the Lessor may in its sole discretion choose to replace the Vehicle with a vehicle of similar kind and condition or terminate this Agreement.

12. LICENSES

The Lessor will provide license plates to be used on the vehicles for each year during the term. The Lessor agrees to apply for, obtain and maintain the permit for the vehicles as defined in Part II of the *Highway Traffic Act*, and the Lessee agrees to pay for the permit as part of the lease amount for the vehicles.

13. ADDITIONAL COSTS / CHARGES

The Lessee agrees to pay all fines, penalties, Victim Fine Surcharge, Administrative Monetary Penalties or assessments incurred pursuant to any conviction or charge by virtue of any by-law, regulation or legislation of any governmental authority arising from or in connection in any way with the operation and use of the vehicles (and for greater certainty includes but is not limited to fines imposed pursuant to the *Highway Traffic Act* including red light camera infractions even where the person charged is the vehicle owner and not the driver of the vehicle).

14. GOVERNING LAW

This Agreement is enforceable pursuant to the laws of the Province of Ontario.

15. ENTIRE AGREEMENT

The Parties agree in writing that this Agreement and the RFP 19-14 Contract constitutes the entire agreement between the Parties.

16. NOTICE

Any notice relation to or provided for in this Agreement shall be in writing to the following Parties:

LESSOR:

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

LESSEE:

Urban Animal Management
J. Brett Harlton
Executive Director
121 Pine Valley Blvd.
London Ontario N6K 3T6

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested to by the hands of their respective authorized signing officers.

SIGNED, SEALED AND DELIVERED

LONDON

THE CORPORATION OF THE CITY OF

Ed Holder, Mayor

Catharine Saunders, City Clerk

URBAN ANIMAL MANAGEMENT INC.

*J. Brett Harlton, Executive Director

*1

have authority to bind the Corporation

Bill No. 440
2019

By-law No. A.-_____ - ____

A by-law to approve the Vehicle Lease Agreement between The Corporation of the City of London (the "City) and Tourism London for the lease of one (1) City-owned vehicle to Tourism London; and to authorize the Mayor and City Clerk to execute the Agreement.

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

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

1. The Vehicle Lease Agreement between The Corporation of the City of London and Tourism London attached as Schedule "A" to this by-law to provide for the lease of one (1) City-owned vehicle to Tourism London be approved.
2. The Mayor and the City Clerk are authorized to execute the Agreement approved under section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on November 26, 2019

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – November 26, 2019
Second reading – November 26, 2019
Third reading – November 26, 2019

Schedule "A"

VEHICLE LEASE AGREEMENT

THIS VEHICLE LEASE AGREEMENT effective as of the 1st day of January, 2020

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON ("the Lessor")

And

TOURISM LONDON (the "Lessee")

WHEREAS the Lessor 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*, as amended or any other Act;

AND WHEREAS Tourism London is a federal corporation without share capital incorporated under the *Canada Corporations Act*;

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

1. VEHICLE LEASE

The Lessor, hereby agrees to lease to the Lessee the vehicle (the "vehicle") listed in section 2 of this Agreement, together with all accessories, additions, repairs and replacement parts affixed to it, now or in the future.

The Lessee acknowledges that the vehicle was received by it in good condition and repair.

2. LEASE AMOUNT

The Lessee agrees to pay to the Lessor the amounts set out in the table below:

Description	VIN #	2020	2021	2022	2023
2019 Ford Escape	1FMCU9GD6KUC38053	\$7,144	\$7,893	\$8,090	\$8,305

3. TERM

The Agreement shall commence on December 1, 2019 and terminate on December 31, 2023, with the Lessor reserving the right to review this Agreement.

4. VEHICLE OPERATION AND USE

The Lessee agrees that the vehicle will be driven only by a competent driver who holds a valid Ontario driver's license of the proper class for the vehicle being driven, in accordance with relevant laws and regulations, and that the Lessee will pay all and any fines or sanctions levied or imposed in connection with the possession, use or operation of the vehicle and to indemnify the Lessor in respect of any fines or levies, including but not limited to any victim fine surcharges and court costs.

The Lessee agrees that the vehicle is to be used by the Lessee solely in connection with the business operations of the Lessor and for no other purpose.

5. VEHICLE MAINTENANCE

The Lessor agrees to maintain, service, license, inspect and provide fuel for the said vehicle in possession of the Lessee as part of the lease amount as set out in this Agreement. Appointments for service will be arranged through the Lessor's Fleet Services Division coordinated with the Lessee. The Lessee agrees that the vehicle shall be made available for such appointments with reasonable notice.

6. LIENS AND CHARGES

The Lessor shall, at all times, keep the vehicle free from all levies, liens and encumbrances whatsoever. If the Lessee fails to pay any such levies, liens and encumbrances, the Lessor may pay the same and in such event the costs thereof, together with interest calculated monthly at a rate equivalent to the prime rate established by the Scotiabank on the first day of each month, plus two (2%) present per annum, shall forthwith due and payable by the Lessee to the Lessor.

7. INSURANCE

The Lessee agrees to obtain and maintain standard automobile insurance on statutory forms listing both the actual owner (Lessor) and the Lessee of the vehicle and shall ensure that this insurance will not be cancelled unless the insurer notifies the certificate holder in writing at least thirty (30) days prior to the date of cancellation:

- (a) automobile liability insurance in an amount not less than five million(\$5,000,000.) Dollars;
- (b) statutory accident benefits, uninsured motorist coverage and direct compensation property damage; and
- (c) collision and comprehensive coverage with a deductible no more than \$1,000.00.

Evidence that such insurance is in force shall be provided to the Lessor promptly on request and thereafter once annually at policy renewal until this Agreement is terminated or expires.

Proof of insurance must be carried in the vehicle at all times and available for presentation should the need arise.

In the event of damage to the vehicle the proceeds of any insurance shall be payable to the Parties as their respective interests may appear.

The Lessee acknowledges that the vehicle and any goods carried are solely and exclusively under its possession and control and at its risk, and nothing contained in this Agreement is intended to be construed otherwise.

The Lessee is required to notify the Lessor, as soon as practicable, of any accident or circumstance giving rise to a claim and to provide the Lessor with particulars of it, the identity of the driver, and to furnish the Lessor with information as might reasonably be requested to enable the Lessor to be fully acquainted with the circumstances of the incident.

8. INDEMNITY

The Lessee agrees to be responsible for and shall indemnify and save the Lessor harmless from and against all losses, claims, actions, expenses and liabilities of any sort and kind whatsoever in nature in connection with or arising from this Agreement and the Lessee's use and operation of the Vehicle. The Lessee agrees that it will defend, at its expense, any actions brought against the Lessor for which indemnity might be provided in accordance with the terms of this Agreement

9. NON-TRANSFERABILITY

The Lessee acknowledges that this Lease is not assignable or transferable.

10. OWNERSHIP

All right, title, interest in and to the vehicle remains in the Lessor and nothing in this Agreement is to be taken as transferring to the Lessee any proprietary interest.

11. CANCELLATION OR TERMINATION

This Agreement may be terminated by either Party at any time by providing to the other Party 90 days' written notice, delivered to the other Party at the address stated in this Agreement, whereupon the Lessee shall surrender to the Lessor possession of the vehicle.

On the failure of the Lessee to perform any obligations stipulated in this Agreement, the Lessor may at its option cancel this lease and on fifteen (15) days' written notice, delivered to the Lessee at the address stated in this, whereupon the Lessee shall surrender to the Lessor possession of the vehicle.

In the event of the total loss of the vehicle as a result of a collision, fire, theft, or otherwise, the Lessor may in its sole discretion choose to replace the vehicle with a vehicle of similar kind and condition or terminate this Agreement.

12. RETURN OF VEHICLE AT END OF TERM OR ON TERMINATION

At the end of the lease term or on termination of this Agreement, the Lessee at its option may purchase the vehicle at the market value or return the vehicle to the Lessor in the same good order and condition in which it was received, subject to normal wear and tear. In the event of default of this provision, the Lessee agrees to reimburse the Lessor for the cost of any repairs to the vehicle.

13. LICENSES

The Lessor will provide license plates to be used on the vehicle for each year during the term of this Agreement. The Lessor agrees to apply for, obtain and maintain the permit for the vehicle as defined in Part II of the *Highway Traffic Act*, and the Lessee agrees to pay for the permit as part of the lease amount for the vehicle.

14. ADDITIONAL COSTS / CHARGES

The Lessee agrees to pay all fines, penalties, Victim Fine Surcharge, Administrative Monetary Penalties or assessments incurred pursuant to any conviction or charge by virtue of any by-law, regulation or legislation of any governmental authority arising from or in connection in any way with the operation and use of the vehicle (and for greater certainty includes but is not limited to fines imposed pursuant to the *Highway Traffic Act* including red light camera infractions even where the person charged is the vehicle owner and not the driver of the vehicle).

15. GOVERNING LAW

This Agreement is enforceable pursuant to the laws of the Province of Ontario.

16. ENTIRE AGREEMENT

The Parties agree that this Agreement in writing contains the full and complete provisions of their contract and that there are no other terms, conditions or representations forming part of the contract, except as are expressly referred to in this Agreement.

17. NOTICE

Any notice relation to or provided for in this Agreement shall be in writing to the following Parties:

LESSOR:

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

LESSEE:

Tourism London
267 Dundas Street, 2nd Floor
London, ON, N6A 1H2

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals attested to by the hands of their respective authorized signing officers.

SIGNED, SEALED AND DELIVERED

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Catharine Saunders, City Clerk

TOURISM LONDON

*Print Name: _____

Title: _____

*I have authority to bind the Corporation

Bill No. 441
2019

By-law No. C.P.-1455()-____

A by-law to amend By-law C.P.-1455-541, as amended, entitled "Site Plan Control Area Bylaw".

WHEREAS Section 41(3) of the *Planning Act*, R.S.O. 1990, provides that, where in an Official Plan an area is shown or described as a proposed site plan control area, the council of the local municipality may designate a site plan control area;

AND WHEREAS Section 41(7) of the *Planning Act*, R.S.O. 1990 provides that a municipality may require the owner of land to provide to the satisfaction of and at no expense to the municipality facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;

AND WHEREAS Municipal Council of The Corporation of the City of London passed Bylaw C.P.-1455-541 on June 26, 2006 being a by-law to designate a Site Plan Control Area and to delegate Council's power under Section 41 of the *Planning Act*, R.S.O. 1990 c. P.13;

AND WHEREAS it is deemed expedient to amend the said By-law;

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

1. By-law C.P.-1455-541, as amended, is hereby further amended as follows:
 - i) Section 2 of Schedule 1 to By-law No. C.P.-1455-541 is amended by adding to '2.1 Objectives' a new objective to read:
 - d) To provide bird-friendly design of a site for:
 - (i) conservation of resident and migratory bird species
 - (ii) reduced mortality from bird-building collisions
 - (iii) reduced negative impacts on natural heritage
 - i) Section 8 of Schedule 1 to By-law No. C.P.-1455-541 is amended by adding to '8.1 Objectives' a new sentence at the end of the concluding paragraph to read:

"All lighting should be limited to, and directed towards, the area requiring illumination so as to reduce skyglow and light pollution and thereby promote bird-friendly development."
 - ii) Section 8 of Schedule 1 to By-law No. C.P.-1455-541 is amended by adding to '8.2 Yard Lighting' a new requirement to read:
 - (e) Elimination of Skyglow – So as to reduce skyglow, light pollution and related bird fatalities, all light fixtures to be provided are to be full cut-off and have zero up light.

PASSED in Open Council on November 26, 2019

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - November 26, 2019
Second Reading - November 26, 2019
Third Reading – November 26, 2019

Bill No. 442
2019

By-law No. C.P.-1502(__)-____

A by-law to amend By-law C.P.-1502-129 being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties”, to clarify the process for Heritage Alteration Permits .

WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, c.25, (the “*Municipal Act, 2001*”) as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under that or any other Act;

AND WHEREAS subsection 33(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (“the *Ontario Heritage Act*”), the Municipal Council may make decisions in respect to the consent of alterations of property designated under Part IV of the *Ontario Heritage Act*;

AND WHEREAS under subsections 33(15) and 33(16) of the *Ontario Heritage Act*, Municipal Council may, by by-law, delegate its power to consent to all alterations or with respect to such classes of alterations as are described in the by-law by the council of a municipality, to an employee or official of the municipality if the council has established a municipal heritage committee and has consulted with the committee prior to delegating the power;

AND WHEREAS pursuant to subsection 42(4) of the *Ontario Heritage Act*, Municipal Council may grant permits for the alteration of property located in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*;

AND WHEREAS under subsections 42(16) and 42(17) of the *Ontario Heritage Act*, Municipal Council may, by-law, delegate its power to grant a permit for specific alterations or classes of alterations for a property situated in a Heritage Conservation District if the council has established a municipal heritage committee and consulted with it before the delegation;

AND WHEREAS Municipal Council enacted By-law No. C.P.-1502-129 being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties” on April 14, 2015:

AND WHEREAS Municipal Council deems it appropriate to amend By-law No. C.P.-1502-123 to clarify the process for Heritage Alteration Permits:

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

1. That By-law C.P.-1502-129 is hereby amended by deleting section 9 of Part II – Delegation of Authority to Consent to or Grant Permits for Alterations to Heritage Designated Properties in its entirety and by replacing it with the following new section 9:

9. The LACH, upon receiving an application for a Consent to or grant a Heritage Alteration Permit from the City Planner, may make a recommendation to Municipal Council. In this circumstance, Municipal Council shall retain the decision-making authority regarding the application for a Consent to or a grant a Heritage Alteration Permit.

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

PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Bill No. 443
2019

By-law No. S.-____-____

A by-law to stop up and close Elgin Street on
Registered Plan 325(C), East of Adelaide.

WHEREAS it is expedient to stop up and close Elgin Street on Registered
Plan 325(C) in the City of London;

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

1. Elgin Street shall be stopped up and forever closed and cease to be and
form public highway:

Elgin Street on Registered Plan 325(C) save and except Part 8 on 33R-
13338, in the City of London and County of Middlesex.

2. The lands comprising the said street hereby stopped up and closed shall
continue to be vested in The Corporation of the City of London to be dealt with from
time to time as the Municipal Council of The Corporation may see fit and deem proper.

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

PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Location Map



Bill No. 444
2019

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as part of Tobin Court, east of Westmount 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 Tobin Court, east of Westmount Drive, namely:

“All of Block 9 (a reserve) on Registered Plan 33M-105 in the City of London and County of Middlesex.”

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

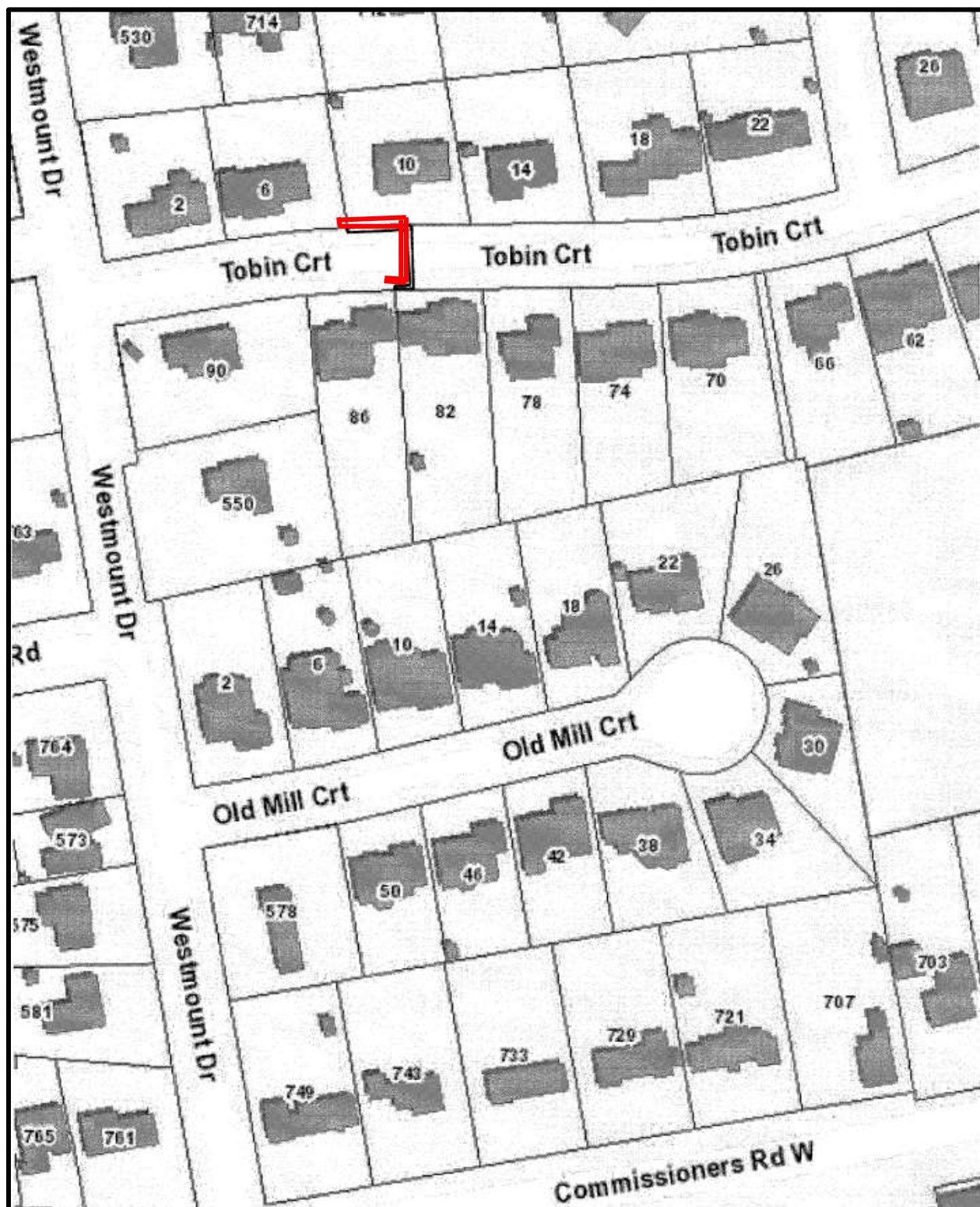
PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - November 26, 2019
Second Reading - November 26, 2019
Third Reading - November 26, 2019

Location Map



Bill No. 445
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3260 Singleton Avenue.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning for the lands located at 3260 Singleton Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3260 Singleton Avenue, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential Special Provision R5/R6/R7/R8 (R5-7(8)*R6-5(48)*R7(20)D75H13*R8-4(32) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

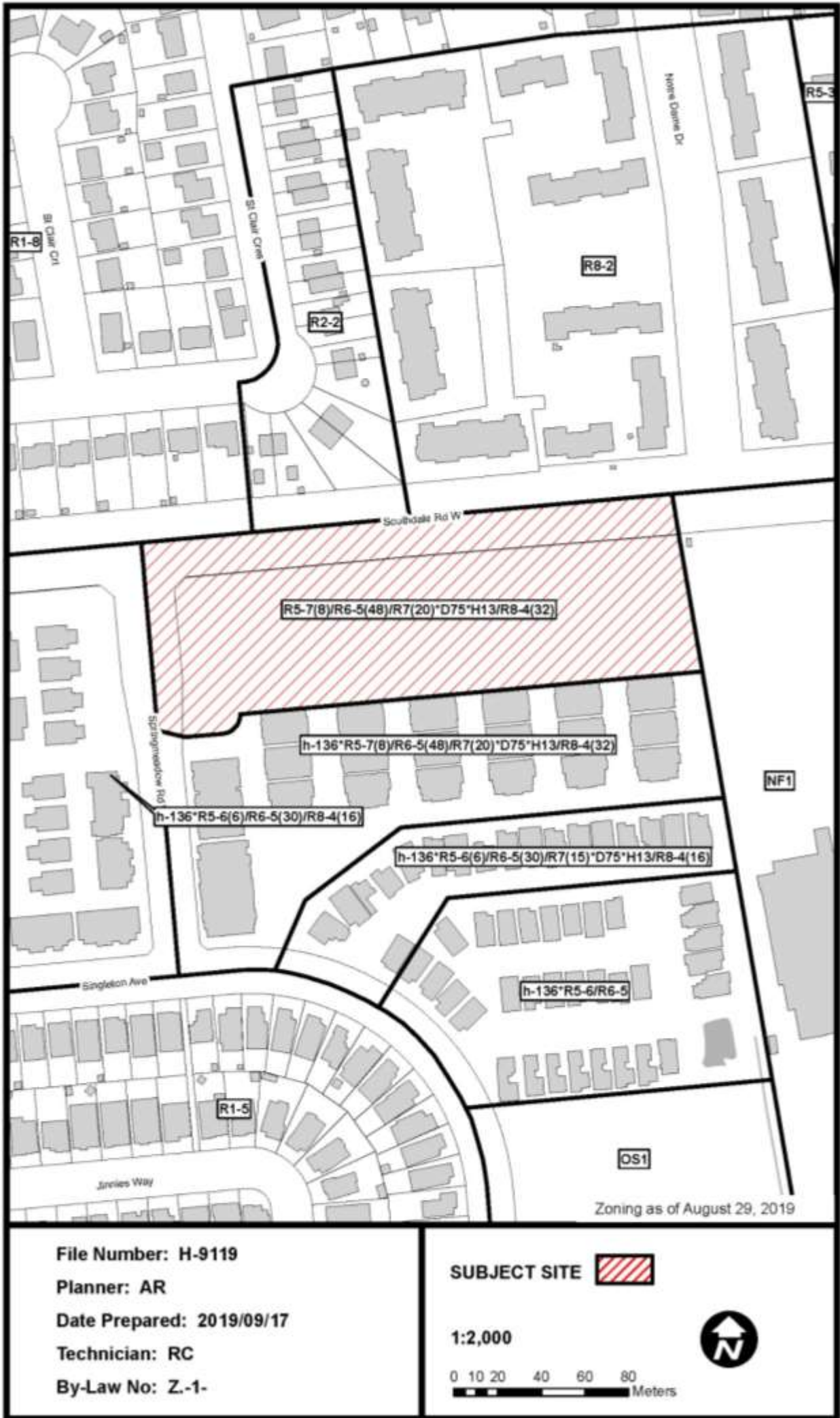
PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Schedule "A"



File Number: H-9119
 Planner: AR
 Date Prepared: 2019/09/17
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Bill No. 446
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to add a new definition of Farm Gate Sales and add Farm Gate Sales as a permitted use in the Urban Reserve (UR) Zone.

WHEREAS the City of London has applied to make amendments to Zoning By-law Z.-1 as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section 2 (Definitions) of Zoning By-law Z-1 is amended by adding the following new definition:

““Farm Gate Sales” means the use of land, buildings or structures for the purpose of selling agricultural products grown on the property to the general public. This small-scale farm market may or may not have structures in which to sell the products. For the purposes of this definition, Farm Gate Sales does not include a Farm Market or a Farm Food and Products Market.”

2. Section 49.2 1) of the Urban Reserve (UR) Zone is amended by adding the following additional permitted use to the current range of permitted uses:

UR1

_.) Farm Gate Sales

3. The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Bill No. 447
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 2498, 2500, and 2510 Main Street.

WHEREAS 9398562 Canada Inc. has applied to rezone the lands located at 2498, 2500 and 2510 Main Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2498, 2500 and 2510 Main Street, as shown on the attached map, from a Business District Commercial (BDC) Zone to a Business District Commercial Special Provision (BDC(*)*H10*D60) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(*)	2498, 2500, and 2510 Main Street
a)	Additional Permitted Use:
i)	Townhouses, restricted to the rear yard only.
b)	Regulation:
i)	Parking for all uses (Minimum):
	61 Spaces

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

PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Schedule "A"



A by-law to amend By-law No. Z.-1 to rezone an area of land located at 666-670 Wonderland Road North.

WHEREAS JFK Holdings has applied to rezone an area of land located at 666-670 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 666-670 Wonderland Road North, as shown on the attached map comprising part of Key Map No. A101, from a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(1)) Zone to a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(*)) Zone.

2. Section Number 28.4 of the Restricted Service Commercial (RSC2) Zone is amended by adding the following Special Provision:

RSC2(*) 660-670 Wonderland Road North

a) Permitted Uses, limited to the existing buildings:

- i) Animal hospitals;
- ii) Bulk beverage stores;
- iii) Catalogue stores;
- iv) Dry cleaning and laundry depot;
- v) Duplicating shops;
- vi) Hardware stores;
- vii) Home appliance stores;
- viii) Home improvement/furnishing stores;
- ix) Kennels;
- x) Liquor, beer and wine stores;
- xi) Medical/dental offices;
- xii) Repair and rental establishments;
- xiii) Retail stores;
- xiv) Service and repair establishments;
- xv) Studios;
- xvi) Taxi establishments

b) Regulations:

- i) Parking rate for all permitted uses on site (Minimum): 1 space per 11m² gross floor area

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

PASSED in Open Council on November 26, 2019.


Ed Holder
Mayor

Catharine Saunders
City Clerk

Schedule "A"



File Number: Z-9093
Planner: MV
Date Prepared: 2019/9/17
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

