



# Council Agenda Including Addeds

The 2nd Meeting of City Council

January 14, 2020, 4:00 PM

Council Chambers

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

Pages

## 1. Disclosures of Pecuniary Interest

## 2. Recognitions

### 2.1 Mayor's New Year's Honour List

His Worship the Mayor will recognize the contributions made to London by the following citizens who were named to the Mayor's New Year's Honour List in the categories indicated: Gary Doerr (Accessibility); Patrick Fleming (Age Friendly); Renée Silberman (Arts); Don Campbell (Distinguished Londoner); Hayden Foulon (Posthumously) (Distinguished Londoner); Leroy Hibbert (Distinguished Londoner); Brian Hill (Distinguished Londoner); Rob McQueen (Environment); Arthur McClelland (Heritage); Carla Garagozzo (Housing); Alexander Kopacz (Sports)

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

## 4. Council, In Closed Session

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

### 4.1 Solicitor-Client Privilege/Litigation or Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal ("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/2/PEC)

### 4.2 Solicitor-Client Privilege/Litigation or Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal ("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the

Corporation.(6.2/2/PEC)

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. (6.1/2/CSC)

4.4 Confidential Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence / Educational/Training Session

A matter 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; a matter for the purpose of educating or training the members, and no additional discussion of any matter that materially advances the business or decision-making of the council or committee; and a matter 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 it relates to the search process by Odgers Berndtson. (6.2/2/CSC)

4.5 Personal Matters/Identifiable Individual / Solicitor-Client Privileged Advice / Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence

A matter pertaining to personal matters, including information regarding an identifiable individual, with respect to employment-related matters; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation; advice subject to solicitor-client privilege, including communications necessary for that purpose; and a trade secret or labour relations information, supplied in confidence to the municipality, 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. (6.1/2/SPPC)

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

5.1 1st Meeting held on December 10, 2019

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**6. Communications and Petitions**

6.1 Industrial Development Charges

(Refer to the Strategic Priorities and Policies Committee Stage for Consideration with item 2 (2.1) of the 1st Report of the Strategic Priorities

and Policies Committee)

1.	T. McClure, Dancor	47
6.2	Amendments to the Traffic and Parking By-law Related to Lot 10  (Refer to the Civic Works Committee Stage for Consideration with item 12 (2.10) of the 1st Report of the Civic Works Committee)	
1.	B. McCauley, Zelinka Priamo Ltd.	51
6.3	Issuance of Proclamations Policy  (Refer to the Corporate Services Committee Stage for Consideration with item 14 (4.1) of the 2nd Report of the Corporate Services Committee)	
1.	Councillor M. van Holst	53
6.4	<i>(ADDED) Application - 1830 Wharnccliffe Road South (Z-9107)</i>  (Refer to the Planning and Environment Stage for Consideration with item 12 (3.3) of the 2nd Report of the Planning and Environment Committee)	
1.	<i>P. G. Duffy, Stikeman Elliott</i>	55
<b>7.</b>	<b>Motions of Which Notice is Given</b>	
<b>8.</b>	<b>Reports</b>	
8.1	2nd Report of the Planning and Environment Committee	57
1.	Disclosures of Pecuniary Interest	
2.	(2.1) 11th Report of the Trees and Forests Advisory Committee	
3.	(2.2) 1st Report of the London Advisory Committee on Heritage	
4.	(2.3) Update on Subdivision Ambassador Role in Development Services	
5.	(2.5) Application - 1959 Wharnccliffe Road South - Removal of Holding Provisions (h, h-100, h-197 and h-198) (H-8923) (Relates to Bill No. 41)	
6.	(2.6) Appeal of Consent Authority Decision on Consent Application B.056/18 - 16 Berkley Crescent	
7.	(2.7) Draft Plan of Subdivision - Three Year Extension - Richardson/Middleton Subdivision - 146 and 184 Exeter Road 39T-15501	
8.	(2.8) Request for Council Resolution, under section 45(1.4) of the Planning Act, R.S.O. 1990. c.P.13 - 3425 Emily Carr Lane (1160 Wharnccliffe Road South) 39T-16508	
9.	(2.4) Candidate Approval for the Urban Design Peer Review Panel	
10.	(3.1) Demolition Request for Heritage Alteration Permit Application - 88 Blackfriars Street, Blackfriars/Petersville	

Heritage Conservation District

11. (3.2) Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East
  12. (3.3) Application - 1830 Wharncliffe Road South (Z-9107) (Relates to Bill No. 42)
  13. (3.4) Application - 1297 Wharncliffe Road South (Z-9106) (Relates to Bill No. 43)
  14. (3.5) Application - 635 Wilton Grove Road (Z-9110) (Relates to Bill No. 44)
  15. (3.6) Lots 50, 51 and 61 and Lots 62 through 89, Inclusive, Registered Plan 33M-768 (Formerly 810 Westdel Bourne) (Z-9123) (Relates to Bill No. 45)
  16. (3.7) Hamilton Road Corridor Planning Study (OZ-8997) (Relates to Bill No.'s 27, 46, 47, 48, 49, 50 and 51)
  17. (4.1) 1st Report of the Advisory Committee on the Environment
- 8.2 2nd Report of the Corporate Services Committee 104
1. Disclosures of Pecuniary Interest
  2. (2.1) Demolition - City-Owned Properties - 74 Wellington Road and 78 Wellington Road
  3. (2.2) Report of the Federation of Canadian Municipalities Board of Directors and Advocacy Days 2019 Meeting - Ottawa, ON - November 26-29, 2019
  4. (4.1) Issuance of Proclamations Policy (Relates to Bill No. 28)
  5. (5.1) 2nd Report of the City Manager Search Committee
- 8.3 1st Report of the Civic Works Committee 107
1. (1.1) Disclosures of Pecuniary Interest
  2. (1.2) Election of Vice-Chair for the term ending November 30, 2020
  3. (2.2) 11th Report of the Transportation Advisory Committee
  4. (2.3) Appointment of Consulting Engineer - RFP 19-56: Supervisory Control and Data Acquisition System Integration for the Greenway Organic Rankine Cycle Engine System
  5. (2.4) Request for Proposal 19-57 - Utility Locate Service Contract Award
  6. (2.6) Appointment of Consulting Engineer for Detailed Design and Contract Administration for the Gordon Sanitary Trunk Sewer Rehabilitation Project
  7. (2.8) Proposed Approach to Review E-Scooters in London
  8. (2.9) Request for Proposal (RFP) 19-55 Award - Replacement

of Waterworks Clam Trucks with Dump Bodies

9. (2.1) 11th Report of the Cycling Advisory Committee
  10. (2.5) Downtown Loop and Municipal Infrastructure Improvements - Appointment of Consulting Engineer
  11. (2.7) Amendments to the Traffic and Parking By-Law Related School Community Safety Zones (Relates to Bill No. 30)
  12. (2.10) Amendments to the Traffic and Parking By-Law Related to Lot 10 (Relates to Bill No. 31)
  13. (4.1) Traffic Calming Measures
  14. (4.2) Road Cutting and Construction Planning
  15. (4.3) Municipal Parking Lot 10 - Delegation
  16. (5.1) Deferred Matters List
  17. (5.2) 1st Report of the Waste Management Working Group
  18. (5.3) 1st Report of the Cycling Advisory Committee
- 8.4 1st Report of the Strategic Priorities and Policies Committee 117
1. Disclosures of Pecuniary Interest
  2. (2.1) Review of City Services for Potential Reductions and Eliminations - Downtown and Industrial Lands Community Improvement Plans (CIPs)
  3. (3.1) Tabling of the 2020-2023 Multi-Year Budget (Tax Supported, Water and Wastewater and Treatment)
  4. (3.2) Bill Rayburn, CAO, Middlesex County and Chair of the Middlesex-London Emergency Services Authority
- 8.5 2nd Report of the Strategic Priorities and Policies Committee 147
1. Disclosures of Pecuniary Interest
  2. (2.1) 2020-2023 Multi-Year Budget Pre-Tabling Public Engagement Feedback
  3. (2.2) 2020-2023 Multi-Year Budget Business Cases for Potential Net Levy Reductions
  4. (4.1) Enhanced Transit Services - Richmond Street and Western Road
  5. (5.1) Appointment to the London Police Services Board
  6. (5.2) Confirmation of Appointment to the Argyle BIA
  7. (5.3) RBC Place London Board Appointment Recommendations

**9. Added Reports**

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. 26 By-law No. A.- _____ - ____	151
	A by-law to confirm the proceedings of the Council Meeting held on the 14th day of January, 2020. (City Clerk)	
13.2	Bill No. 27 By-law No. C.P.-1284(____)- ____	152
	A by-law to amend the Official Plan for the City of London, 1989 relating to an area of land located along the Hamilton Road Corridor, and lands north and south of the Hamilton Road Corridor. (3.7a/2/PEC)	
13.3	Bill No. 28 By-law No. CPOL.- _____ - ____	157
	A by-law to repeal Council Policy By-Law No. CPOL.-115-367, as amended by By-law No. CPOL.-115(a)-418, being “Issuance of Proclamations Policy” and replace it with a new Council policy entitled “Issuance of Proclamations Policy”. (4.1/2/CSC)	
13.4	Bill No. 29 By-law No. L.S.P.- _____ - ____	162
	A by-law to designate 36 Pegler Street to be of cultural heritage value or interest. (City Clerk)	
13.5	Bill No. 30 By-law No. PS-113-20 _____	165
	A by-law to amend by-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.7/1/CWC)	
13.6	Bill No. 31 By-law No. PS-113-20 _____	172
	A by-law to amend by-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.10/1/CWC)	
13.7	Bill No. 32 By-law No. S.- _____ - ____	174
	A by-law to assume certain works and services in the City of London. (Cedarhollow Subdivision – Phase 4; Plan 33M-734) (City Engineer)	
13.8	Bill No. 33 By-law No. S.- _____ - ____	176
	A by-law to assume certain works and services in the City of London. (Claybar Subdivision – Phase 1 Stage 2; 33M-623) (City Engineer)	
13.9	Bill No. 34 By-law No. S.- _____ - ____	178
	A by-law to assume certain works and services in the City of London. (Warbler Woods West Subdivision – Stage 1; Plan 33M-638) (City Engineer)	
13.10	Bill No. 35 By-law No. S.- _____ - ____	180

	A by-law to assume certain works and services in the City of London. (Vista Woods Estates – Phase 2; 33M-687) (City Engineer)	
13.11	Bill No. 36 By-law No. S.- _____ - _____	182
	A by-law to assume certain works and services in the City of London. (Richmond North Subdivision – Phase 2; Plan 33M-703) (City Engineer)	
13.12	Bill No. 37 By-law No. S.- _____ - _____	184
	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Riverbend Road, south of Shore Road) (Chief Surveyor - for road widening purposes on Riverbend Road)	
13.13	Bill No. 38 By-law No. S.- _____ - _____	186
	A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road West, east of Bostwick Road) (Chief Surveyor – for road widening purposes on Southdale Road West)	
13.14	Bill No. 39 By-law No. S.- _____ - _____	188
	A by-law to permit Hasmik Izmirian to maintain and use a boulevard parking area upon the road allowance for 210 Edward Street, City of London. (Manager, Licensing and Elections)	
13.15	Bill No. 40 By-law No. S.- _____ - _____	194
	A by-law to permit Ali Khan to maintain and use a boulevard parking area upon the road allowance for 11 Edward Street, City of London. (Manager, Licensing and Elections)	
13.16	Bill No. 41 By-law No. Z.-1-20 _____	200
	A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of the lands located at 1959 Wharncliffe Road South. (2.5/2/PEC)	
13.17	Bill No. 42 By-law No. Z.-1-20 _____	202
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1830 Wharncliffe Road South. (3.3/2/PEC)	
13.18	Bill No. 43 By-law No. Z.-1-20 _____	204
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1297 Wharncliffe Road South. (3.4/2/PEC)	
13.19	Bill No. 44 By-law No. Z.-1-20 _____	206
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 635 Wilton Grove Road. (3.5/2/PEC)	
13.20	Bill No. 45 By-law No. Z.-1-20 _____	208
	A by-law to amend By-law No. Z.-1 to rezone lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768. (3.6/2/PEC)	
13.21	Bill No. 46 By-law No. Z.-1-20 _____	210

	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1-399, 60-384, 603-945, 610-940 Hamilton Road, 453 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, and 123 East Street, along the Hamilton Road Corridor. (3.7c/2/PEC)	
13.22	Bill No. 47 By-law No. Z.-1-20_____	216
	A by-law to amend By-law No. Z.-1 to rezone an area of lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, along the Hamilton Road Corridor. (3.7c/2/PEC)	
13.23	Bill No. 48 By-law No. Z.-1-20_____	220
	A by-law to amend By-law No. Z.-1 to rezone an area of lands located at 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, and 129-137 Giles Street, north and south of the Hamilton Road Corridor. (3.7c/2/PEC)	
13.24	Bill No. 49 By-law No. Z.-1-20_____	226
	A by-law to amend By-law No. Z.-1 to rezone lands located 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street, north and south of Hamilton Road. (3.7c/2/PEC)	
13.25	Bill No. 50 By-law No. Z.-1-20_____	230
	A by-law to amend By-law No. Z.-1 to rezone an area of land on Hamilton Road and north and south of Hamilton Road. (3.7e/2/PEC)	
13.26	Bill No. 51 By-law No. Z.-1-20_____	235
	A by-law to amend By-law No. Z.-1 to amend Section 2 (Definitions) to provide a definition for Façade Openings. (3.7f/2/PEC)	

#### 14. Adjournment



## Council Minutes

The 1st Meeting of City Council  
December 10, 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. Pelozza, A. Kayabaga, S. Hillier

Also Present: M. Hayward, A. Anderson, A. Barbon, B. Card, B. Coxhead, S. Datars Bere, J. Fleming, S. Kahn, G. Kotsifas, L. Livingstone, H. Lysynski, J. MacKay, J. McGonigle, D. O'Brien, M. Ribera, C. Saunders, K. Scherr, M. Schulthess, C. Smith, S. Tatavarti, D. Turner, B. Warner, B. Westlake-Power and P. Yeoman.

The meeting was called to order at 4:01 PM, with all Members present, except Councillor M. Cassidy.

### 1. Disclosures of Pecuniary Interest

Councillor P. Van Meerbergen discloses a pecuniary interest in Clause 2.3 (5) of the 1st Report of the Community and Protective Services Committee, having to do with the 3rd Report of the Childcare Advisory Committee, by indicating that his spouse operates a day care.

Councillor S. Turner discloses a pecuniary interest in Clause 2.5 (7) of the 1st Report of the Community and Protective Services Committee and related Bill No. 3, having to do with the Neighbourhood, Children and Fire Services Funding Agreement Template, by indicating that his spouse is an employee of Childreach, a recipient of funding under the Funding Agreement.

Councillor S. Turner further discloses a pecuniary interest in Clause 3.1 (12) of the 1st Report of the Community and Protective Services Committee, having to do with Vaping In Schools and Student Health, by indicating that Dr. Chris Mackie, Middlesex-London Health Unit appeared as a delegation at the meeting regarding this matter and that he is an employee of the Middlesex-London Health Unit.

At 4:14 PM, Councillor M. Cassidy enters the meeting.

### 2. Recognitions

#### 2.1 Diversity, Race Relations and Inclusivity Awards.

His Worship the Mayor presents the Diversity, Race Relations and Inclusivity Awards to Top Event Productions (Small Business/Labour Category), 3M Employee Resource Group (Large Business/Labour Category), Big Bike Giveaway (Social/Community Services/Not for Profit (fewer than 50 members) Category), Community Living London (Social/Community Services/Not for Profit (more than 50 members) Category) and Western Muslim Students' Association (Youth/Young Adult Category)

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

None.

### 4. Council, In Closed Session

Motion made by: J. Helmer

Seconded by: A. Kayabaga

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

**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. (6.1/1/CSC)

**4.2 Labour Relations/Employee Negotiations/Solicitor-Client Privileged Advice**

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.2/1/CSC)

**4.3 Solicitor-Client Privileged Advice**

A matter pertaining advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.3/1/CSC)

**4.4 Solicitor-Client Privilege/Litigation or Potential Litigation**

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation ; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal ("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.(6.1/1/PEC)

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)**

The Council rises and convenes, In Closed Session, at 4:48 PM, with Mayor E. Holder in the Chair and all Members present.

At 4:59 PM, Councillor S. Turner leaves the meeting.

At 5:00 PM, Councillor S. Turner enters the meeting.

The Council, In Closed Session, rises at 5:35 PM, and resumes in public session at 5:40 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: A. Kayabaga

Seconded by: S. Lehman

That the Minutes of the 22nd meeting held on November 26, 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: S. Hillier  
Seconded by: P. Van Meerbergen

That the communication from M. Faizan, dated December 2, 2019, BE RECEIVED and BE REFERRED as noted on the 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 1st Report of the Community and Protective Services Committee

Motion made by: S. Lewis

That the 1st Report of the Community and Protective Services Committee BE APPROVED, excluding Items 5 (2.3), 7 (2.5), 12 (3.1) and 13 (3.2).

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. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it be NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2020

Motion made by: S. Lewis

That Councillor P. Squire BE ELECTED Vice-Chair of the Community and Protective Services Committee for the term ending November 30, 2020.

**Motion Passed**

3. (2.1) 10th Report of the London Housing Advisory Committee

Motion made by: S. Lewis

That the 10th Report of the London Housing Advisory Committee, from its meeting held on November 13, 2019, BE RECEIVED.

**Motion Passed**

4. (2.2) 10th Report of the Animal Welfare Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 10th Report of the Animal Welfare Advisory Committee, from its meeting held on November 7, 2019:

- a) the expenditure of up to \$500.00 from the 2019 AWAC budget BE APPROVED for the printing of animal welfare related educational materials, including the Coexisting with Wildlife brochure, the Keeping Coyotes Away brochure, the You, Your Dog & Nature in London brochure, and the Is Your Cat Safe Outdoors? brochure, for distribution at future community events, such as the 2020 Go Wild, Grow Wild event; it being noted that the AWAC has sufficient funds in its 2019 budget to cover this expense; and,
- b) clauses 1.1, 2.1, 3.1, 3.2, 5.1 and 5.3 to 5.5, BE RECEIVED.

**Motion Passed**

6. (2.4) 2019 Annual Emergency Management Program Update (Relates to Bill No. 2)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, the following actions be taken with respect to the staff report dated December 3, 2019 related to the 2019 Annual Emergency Management Program Update:

- a) the proposed by-law, as appended to the above-noted by-law, BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019, to amend By-law No. A.-7657-4, being "A by-law to repeal By-law No. A.-7495-21 and to adopt an Emergency Management Program and Plan" in order to repeal and replace Schedule A to the by-law, being the City of London Emergency Response Plan; and,
- b) the above-noted staff report BE RECEIVED. (2019-P03)

**Motion Passed**

8. (2.6) Agreement with Huff N' Puff Seniors Fitness Association of London, Ontario, For Access to Recreation Facilities (Relates to Bill No. 4)

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services and the Managing Director, Parks and Recreation, the proposed by-law, as appended to the staff report dated December 3, 2019, BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019, to:

- a) authorize and approve the Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and Huff N' Puff Seniors Fitness Association of London, Ontario, with respect to priority booking and establishing reduced rental rates for the use of certain City of London facilities; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2019-S02)

**Motion Passed**

9. (2.7) Homeless Prevention Municipal Purchase of Service Agreement Template (Relates to Bill No. 5)

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the proposed by-law, as appended to the staff report dated December 3, 2019, BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019, to:

- a) approve the Municipal Purchase of Service Agreement, as appended to the above-noted by-law, as the standard form of agreement with respect to the purchase of homeless prevention services by The Corporation of the City of London; and,
- b) delegate authority to the Managing Director, Housing, Social Services and Dearness Home, or their written designate, to execute Municipal Purchase of Service Agreements with Service Providers, employing the standards form Agreement authorized and approved above, that do not require additional funding of are provided for in the City's current budget and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London, with no further approval required from the Municipal Council. (2019-S14)

**Motion Passed**

10. (2.9) Request for Renaming a Portion of a Multi-Use Pathway to Jane Bigelow Pathway (Wellington Street to Adelaide Street)

Motion made by: S. Lewis

That, on the recommendation of the Civic Administration, the request to name a portion of the south branch of the Thames Valley Parkway that runs from Wellington Street to Adelaide Street, the "Jane Bigelow Pathway", BE APPROVED. (2019-R04)

**Motion Passed**

11. (2.8) Municipal Council Approval of the Housing Stability Plan 2019 to 2024, As Required Under the Housing Services Act, 2011

Motion made by: S. Lewis

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

- a) the Housing Stability Plan 2019-2024, as appended to the staff report dated December 3, 2019, BE APPROVED;
- b) the above-noted plan BE ADOPTED as the local service management plan required under the Housing Services Act, 2011; and,

c) a copy of the resolution and plan BE FORWARDED to the Provincial Minister of Municipal Affairs and Housing;

it being noted that any final amendments to the above-noted document, based on provincial review, will be included in its final published version and shared with the Municipal Council; it being further noted that the ~~attached~~ presentation from C. Cooper, Manager, Homeless Prevention and D. Purdy, Manager, Housing Services, was received with respect to this matter. (2019-S11)

**Motion Passed**

14. (4.1) Policies and Funding - Arts and Culture - K. O'Neill - Request for Delegation Status

Motion made by: S. Lewis

That the delegation request by K. O'Neill with respect to policies and funding related to arts and culture, BE APPROVED for a future meeting of the Community and Protective Services Committee; it being noted that the communication from K. O'Neill, as appended to the agenda, was received with respect to this matter. (2019-F11A/R08)

**Motion Passed**

15. (5.1) Deferred Matters List

Motion made by: S. Lewis

That the Deferred Matters List for the Community and Protective Services Committee, as at November 21, 2019, BE RECEIVED.

**Motion Passed**

16. (5.2) 11th Report of the Accessibility Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 11th Report of the Accessibility Advisory Committee, from its meeting held on November 28, 2019:

a) delegation status for the Chair of the Accessibility Advisory Committee, or designate, to speak at the January 23, 2020 Strategic Priorities and Policy Committee meeting with respect to the City of London Budget, BE APPROVED; and,

b) clauses 1.1, 2.1, 2.2, 3.1 to 3.5, 5.1 to 5.3, 5.5 and 5.6, BE RECEIVED.

**Motion Passed**

5. (2.3) 3rd Report of the Childcare Advisory Committee

Motion made by: S. Lewis

That the 3rd Report of the Childcare Advisory Committee, from its meeting held on October 30, 2019, BE RECEIVED.

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. Pelozza, A. Kayabaga, and S. Hillier

Recuse: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

7. (2.5) Neighbourhood, Children and Fire Services Funding Agreement Template (Relates to Bill No. 3)

Motion made by: S. Lewis

That Items 7 (2.5) and 12 (3.1) BE APPROVED.

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)**

7. (2.5) Neighbourhood, Children and Fire Services Funding Agreement Template (Relates to Bill No. 3)

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the proposed by-law, as appended to the staff report dated December 3, 2019, BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019, to:

- a) authorize and approve the Neighbourhood, Children and Fire Services Funding Agreement Template, as appended to the above-noted by-law; and,
- b) delegate the authority to the Managing Director, Neighbourhood, Children and Fire Services, or in their absence the manager IV, Neighbourhood, Children and Fire Services, the authority to execute the Funding Agreements based on the above-noted Template subject to the following:
  - i) such actions are consistent with the requirements contained in the above-noted Funding Agreement;
  - ii) such actions are in accordance with all applicable legislation;
  - iii) such actions do not require additional funding or are provided for in the City's current budget; and,
  - iv) such actions do not increase the indebtedness of liabilities of The Corporation of the City of London. (2019-S07)

**Motion Passed**

12. (3.1) Vaping in Schools and Student Health

That the ~~attached~~ presentation from A. Manji and E. Park, Human Environments Analysis Laboratory Youth Advisory Council (HEALYAC) and the verbal presentation Dr. C. Mackie, Middlesex-London Health Unit, with respect to vaping in schools and student health, BE RECEIVED.

**Motion Passed**

13. (3.2) Tow Truck Operator Licence - Business Licence By-law L.131-16

Motion made by: S. Lewis

That the proposed by-law, as appended to the staff report dated December 3, 2019, with respect to the addition of a new category, definition, and fees to the Business Licence By-law BE REFERRED back to the Civic Administration for further consultation with stakeholders and the London Police Services Board and a report back to the Community and Protective Services Committee no later than Q2 of 2020; it being noted that the ~~attached~~ presentation from N. Musicco, Specialist I, Municipal Policy, was received with respect to this matter;

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

- F. Ibrahim;
- M. Aboukhamis;
- T. Aboukhamis;
- D. Nelson, Canadian Towing Association;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the ~~attached~~ public participation meeting record made an oral submission regarding this matter. (2019-T08/P09)

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

Nays: (1): S. Turner

**Motion Passed (14 to 1)**

- 8.2 1st Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 1st Report of the Corporate Services Committee BE APPROVED, excluding item 6 (4.1).

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. (1.1) Disclosures of Pecuniary Interest

Motion made by: A. Kayabaga

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2020

Motion made by: A. Kayabaga

That Councillor M. van Holst BE ELECTED Vice-Chair of the Corporate Services Committee for the term ending November 30, 2020.

**Motion Passed**

3. (2.1) Authorization for Temporary Borrowing (Relates to Bill No. 6)

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law appended to the staff report dated December 3, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on December 10, 2019, to authorize the Treasurer or Deputy Treasurer to borrow certain sums to meet current expenditures of The Corporation of the City of London for the year 2020.

**Motion Passed**

4. (2.2) Respectful Workplace Policy (Relates to Bill No. 7)

Motion made by: A. Kayabaga

That, on the recommendation of the City Manager and the Acting Director of Human Resources, the proposed by-law appended to the staff report dated December 3, 2019 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to repeal Council Policy By-Law No. CPOL.-155-407, as amended by By-law No. CPOL.-155(a)-384, being "Workplace Harassment and Discrimination Prevention Policy" and replace it with a new Council policy entitled "Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)".

**Motion Passed**

5. (2.3) Declare Surplus - Portion of City-Owned Land - 65 Brisbin Street Abutting South Side of 81 Brisbin Street

Motion made by: A. Kayabaga

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 a portion of City-owned land at 65 Brisbin Street, abutting the south side of 81 Brisbin Street, described as Part 2, Lot 94, Plan 484 C, containing an area of approximately 805 square feet, as shown on Schedule "A" of the staff report dated December 3, 2019, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and
- b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner at 81 Brisbin Street, in accordance with the City's Sale and Other Disposition of Land Policy.

**Motion Passed**

6. (4.1) Issuance of Proclamations Policy

Motion made by: A. Kayabaga

That the Civic Administration BE DIRECTED to bring forward a report to the Corporate Services Committee meeting to be held on January 6, 2020, with a revised draft proclamation policy that is similar to the policy of the City of Toronto and that would provide for the authority for municipal proclamations to be delegated.

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

Nays: (1): M. van Holst

**Motion Passed (14 to 1)**

8.3 1st Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 1st Report of the Planning and Environment Committee BE APPROVED, excluding item 16 (3.2).

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. (1.1) Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2020

Motion made by: M. Cassidy

That Councillor S. Turner BE ELECTED Vice Chair of the Planning and Environment Committee for the term ending November 30, 2020.

**Motion Passed**

3. (2.1) 3rd Report of the Agricultural Advisory Committee

Motion made by: M. Cassidy

That, the following actions be taken with respect to the 3rd Report of the Agricultural Advisory Committee, from its meeting held on November 20, 2019:

a) A. Riley, Senior Planner, BE ADVISED that the Agricultural

Advisory Committee supports the Revised Application for an Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, as presented, as it supports the agricultural industry in the surrounding area; it being noted that the Notice of Planning Application, dated October 2, 2019, from A. Riley, Senior Planner, with respect to this matter, was received;

- b) C. Parker, Senior Planner, BE ADVISED that the Agricultural Advisory Committee supports the proposed Zoning By-law Amendment with respect to the property located at 21 Norlan Avenue, as presented in the Public Meeting Notice dated November 13, 2019, from C. Parker, Senior Planner; and,
- c) clauses 1.1, 2.1, 3.1, 3.3, 3.4, 5.1 to 5.4, inclusive, BE RECEIVED for information.

### **Motion Passed**

4. (2.2) 12th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: M. Cassidy

That, the following 12th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on November 21, 2019:

- a) a Working Group BE ESTABLISHED consisting of S. Levin and S. Hall with respect to environmental considerations relating to studies and reports; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a Municipal Council resolution adopted at its meeting held on November 12, 2019, with respect to these matters;
- b) the following actions be taken with respect to the Byron Gravel Pit Subject Land Status Report:
  - i) the Working Group comments relating to the Byron Gravel Pit Subject Land Status Report BE FORWARDED to the Civic Administration for consideration; and,
  - ii) the Civic Administration BE REQUESTED to consider opportunities for retention of part or all unique landscapes, in particular, bank swallow habitat during the development of the Secondary Plan;
- c) the Working Group comments with respect to the Environmental Management Guidelines BE FORWARDED to the Civic Administration for consideration;
- d) B. Samuels and L. Grieves BE APPOINTED to the Bird Friendly Guidelines Working Group as the representative and alternate, respectively;
- e) a Working Group BE ESTABLISHED consisting of I. Whiteside (lead), C. Dyck, P. Ferguson and B. Krichker, with respect to the Subject Lands Status Report for the Kilally South, East Basin Stormwater Servicing and to report back at the January 16, 2020 Environmental and Ecological Planning Advisory Committee meeting; and,
- f) clauses 1.1, 2.1, 3.1 to 3.4, inclusive, 3.6 and 5.3 BE RECEIVED for information.

**Motion Passed**

5. (2.3) White Oak-Dingman Secondary Plan Update (O-8844)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, City Planning and City Planner, the staff report dated December 2, 2019 entitled "White Oak-Dingman Secondary Plan Update" BE RECEIVED for information. (2019-D09)

**Motion Passed**

6. (2.5) Claybar Subdivision Phase 3 - Disposition of School Site - 2830, 2846 and 2870 Tokala Trail 39T-04503

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the applications by Claybar Developments Inc., Calloway Reit (Fox Hollow) and Foxwood Developments (London) Inc., owners of the potential school site located on the north side of Tokala Trail, west of Sedgefield Row, known municipally as 2830, 2846 and 2870 Tokala Trail and legally described as Block 204 on Plan 33M-676, Part 20 on 33R-17347 and Block 99 on Plan 33M-685 BE ADVISED that The Corporation of the City of London has no interest in acquiring the said property for municipal purposes. (2019-D09)

**Motion Passed**

7. (2.6) Application - 3425 Emilycarr Lane (H-9139) (Relates to Bill No. 16)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by 2557727 Ontario Inc., relating to the property located at 3425 Emilycarr Lane (north portion), the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h-h-100\*R1-3(7)) Zone and Holding Residential R1 Special Provision (h-h-94\*h-100\*R1-3(7)) Zone TO a Residential R1 Special Provision (R1-3(7)) Zone and Holding Residential R1 Special Provision (h-94\*R1-3(7)) Zone to remove the "h" and "h-100" holding provisions. (2019-D09)

**Motion Passed**

8. (2.7) Application - 600 and 800 Sunningdale Road West - Removal of Holding Provision h-17 (H-9135) (Relates to Bill No. 17)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Sunningdale Golf & Country Club Ltd., relating to the properties located at 600 and 800 Sunningdale Road West, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 (h\*R1-9) Zone TO Residential R1 (R1-9) Zone to remove the h holding provision. (2019-D09)

**Motion Passed**

9. (2.8) Application - 1567 and 1571 Hyde Park Road - Removal of Holding Provision h-17 (H-9137) (Relates Bill No. 18)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by S.E.M Construction, relating to the properties located at 1567 and 1571 Hyde Park Road West, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Business District Commercial (h-17\*BDC) Zone TO a Business District Commercial (BDC) Zone to remove the h-17 holding provision. (2019-D09)

**Motion Passed**

10. (2.9) Extension of Exemption from Part-Lot Control - 1013, 1133, 1170 and 1250 Meadowlark Ridge (8727) (Relates Bill No. 10)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rembrandt Meadowlilly Inc., to extend the exemption of the following lands 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 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019, to extend the exemption of 1013, 1133, 1170 and 1250 Meadowlark Ridge, legally described as Parts of Blocks 1, 3, 4, and 13 in Registered Plan 33M-603, more particularly described as Parts 1-35 in Plan 33R-20017 in the City of London and County of Middlesex from the Part Lot Control provisions of subsection 50(5) of the said Act, for a period not to exceed three (3) years; and,
- b) the applicant BE ADVISED that the cost of registration of this by-law is to be borne by the applicant in accordance with City policy. (2019-D09)

**Motion Passed**

11. (2.10) Exemption of Part Lot Control - 915 and 965 Upperpoint Avenue, Pts of Blocks 134/135, 33M-754 (P-9077) (Relates to Bill No. 11)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to exempt Parts of Blocks 134/135, Plan 33M-754 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O., 1990, c.P.13, for a period not exceeding three (3) years. (2019-D09)

**Motion Passed**

12. (2.11) Exemption of Part-Lot Control - 1031 and 1095 Upperpoint Avenue , Pts of Blocks 132/133, 33M-754 (P-9078)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to exempt Parts of Blocks 132/133, Plan 33M-754 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O. 1990, c.P.13, for a period not exceeding three (3) years. (2019-D09)

**Motion Passed**

13. (2.12) Commissioners Road East Corridor Review

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Planning and City Planner, no action BE TAKEN with respect to a further City of London review of the Commissioners Road East Corridor Review (between Adelaide Street South and Meadowgate Boulevard) to initiate London Plan and/or zoning by-law amendments. (2019-D09)

**Motion Passed**

14. (2.4) Delegated Authority for Consent (Relates to Bill No. 8)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the proposed by-law appended to the staff report dated December 2, 2019, being "A by-law to provide for the Committee of Adjustment and Consent Authority and to repeal By-law CP-7, as amended" BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019. (2019-D13)

**Motion Passed**

15. (3.1) Application - 448 Oxford Street East (Z-9104) (Relates to Bill No. 19)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Dr. Riyad Khamis, relating to the property located at 448 Oxford Street East, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R3/Office Conversion (R3-1/OC4) Zone TO a Residential R3/Office Conversion Special Provision (R3-1/OC5(\_)) 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 proposed amendment is consistent with the Provincial Policy Statement, 2014;
- the proposed amendment conforms to the in force policies of the 1989 Official Plan, including but not limited to the Multi-Family Medium Density Residential designation; and,
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Urban Corridor Place Type. (2019-D09)

#### **Motion Passed**

17. (3.3) 21 Norlan Avenue (Z-9111) (Relates to Bill No. 20)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, City Planning and City Planner, based on the application by The Corporation of the City of London, on behalf of Urban Roots London, relating to the property located at 21 Norlan Avenue, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 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 Open Space (OS1) Zone TO an Open Space Special Provision (OS1 (\_)) Zone to permit retail sales of food grown on the property;

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 Open Space land use designation and to The London Plan, including the policies of the Green Space Place Type and the policies of the Food Systems chapter and provides for appropriate uses on this site;

- the recommended amendment to Zoning By-law Z-1 will allow sales of agricultural products from small farms located within the Urban Growth Boundary; and,
- the zoning by-law amendment helps implement one of the goals of the Urban Agriculture Strategy to make fresh produce more available to the general public. (2019-D09)

**Motion Passed**

18. (3.4) 943 Fanshawe Park West and 1800 Aldersbrook Gate (Z-9108) (Relates to Bill No. 21)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Loco Holdings Ltd., relating to a portion of the property located at 943 Fanshawe Park Road West and 1800 Aldersbrook Gate, the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (h\*h-71\*h-95\*h-100\*h-108\*R5-3(16)/R6-5(28)/ R7\*H15\*D75) Zone, Holding Convenience Commercial (h\*h-108\*CC5) Zone, Convenience Commercial (CC5) Zone, and Urban Reserve (UR3) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (R5-3(\_\_)/R6-5(\_\_)/R7\*H15\*D75), Residential R5 Special Provision/Residential R6 Special Provision/Residential R7/Convenience Commercial (R5-3(\_\_)/R6-5(\_\_)/R7\*H15\*D75/CC5) Zone, and a Convenience Commercial (CC5) Zone; it being noted that the Site Plan matters raised during the public participation process relate to building orientation and enhanced landscaping along the public street;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement (2014), which encourages a mix of housing types to provide choice and diversity in housing options;
- the recommended amendment is in conformity with the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation;
- the recommended amendment is in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type policies; and,
- the recommended amendment will facilitate the development of a vacant, underutilized parcel of land with a use and density that is appropriate for the site. (2019-D09)

19. (3.5) Application - 1395 Riverbend Road - Zoning By-law Amendment (Z-9098) (Relates to Bill No. 22)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services based on the application of EVE Park London GP Inc. relating to the lands located at 1395 Riverbend Road, described as part of Block 1, Plan 33M-743:

- a) the proposed by-law appended to the staff report dated December 2, 2019 BE INTRODUCED at the Municipal Council meeting to be held on December 10, 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 R5/R6 Special Provision (h•h-206•R5-3(18)/R6-5(42)) Zone, a Holding Residential R5/R6 Special Provision/Community Facility Special Provision (h•h-206•R5-3(18)/R6-5(42)/CF1(19) Zone, and an Open Space (OS1) Zone TO a Residential R6 Special Provision (R6-5( )) Zone; and,
- b) the Site Plan Approval Authority BE REQUESTED to consider the comments provided for in the 9th Report of the Cycling Committee with respect to the subject application;

it being noted that the following Site Plan matters pertaining to 1395 Riverbend Road, described as part of Block 1, Plan 33M-743, have been raised during the public consultation process: building orientation to public streets, walkway connections to public sidewalks, light pollution, bird friendly development, retaining walls, and fencing along street frontages;

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

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
- the recommended zoning amendment conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation and the West Five Specific Area Policies;
- the proposed uses, form, and intensity are considered appropriate and compatible with existing and planned development in the surrounding neighbourhood; and,
- the recommended zoning amendment provides for development that incorporates many sustainable building technologies and systems, and demonstrates advanced innovations in green development. (2019-D09)

20. (3.6) Application - 1018 and 1028 Gainsborough Road (Z-9079)  
(Relates to Bill No.s 9 and 23)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Copia Developments relating to the lands located at 1018 and 1028 Gainsborough Road:

a) the proposed by-law appended to the staff report dated December 2, 2019 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend The London Plan by adding a Specific Policy for the Neighbourhoods Place Type and to add the subject lands to Map 7 – Specific Policy Areas, of The London Plan; and,

b) the proposed by-law appended to the staff report dated December 2, 2019 as Appendix 'B' BE INTRODUCED at the Municipal Council meeting to be held on December 10, 2019 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Business District Commercial (h-17•BDC) Zone TO a Business District Commercial Special Provision (BDC( )) Zone; and FROM an Urban Reserve (UR3) Zone TO a Residential R9 Special Provision Bonus (R9-7( )•H44•B- ) Zone; it being noted that the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a residential apartment building, with a maximum height of 12 storeys, 182 dwelling units and a maximum density of 392 units per hectare, which generally implements in principle the site concept and elevation plans appended to the staff report dated December 2, 2019 as Schedule "1" to the amending by-law, with further refinements to occur to the orientation of the apartment building and parking area through the site plan approval process, in return for the following facilities, services and matters:

i) Provision of Affordable Housing

The development shall provide for the following:

A) a total of 18 affordable rental apartment units consisting of 16, one bedroom units and 2, two bedroom units to be provided and located within Building "B";

B) a minimum of 3, one-bedroom and 1, two-bedroom accessible units are to be provided and located within Building "B";

C) four, 1-bedroom units and two, 2-bedroom units shall not exceed 90% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by CMHC at the time of building occupancy; and duration of affordability shall be set at 10 years from the point of initial occupancy; and,

D) 12, one bedroom units shall not exceed 75% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by CMHC at the time of building occupancy; and duration of affordability shall be set at 20 years from the point of initial occupancy;

it being noted that the following Site Plan matters pertaining to 1018 and 1028 Gainsborough Road have been raised during the public consultation process: pedestrian connections to Gainsborough Road, parking space and drive aisle configuration, privacy screening of outdoor common amenity areas, buffering along the south property boundary, provisions for a public access laneway, and building orientation;

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

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Main Street and Neighbourhoods Place Types, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies; subject to approval of an amendment to add a specific policy to permit an apartment building with a maximum height of 12 storeys and a maximum density of 392 units per hectare;
- the recommended zoning amendment conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Main Street Commercial Corridor and Multi-Family, High Density Residential designations;
- the recommended zoning amendment will allow for an increased density through a Bonus Zone which requires that provision be made for affordable rental housing. The recommended Bonus Zone provides for an increased density in return for bonusable facilities, services, and matters that benefit the public in accordance with Section 19.4.4 of the (1989) Official Plan;
- the recommended zoning amendment allows development that is consistent with the Hyde Park Community Plan and Urban Design Guidelines which encourages pedestrian and street-oriented forms of development at this location; and,
- the recommended zoning amendment provides appropriate regulations to control the building height and intensity and ensure that a well-designed development with appropriate mitigation measures is implemented. (2019-D09)

**Motion Passed**

21. (5.1) Deferred Matters List

Motion made by: M. Cassidy

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

**Motion Passed**

16. (3.2) Urban Design Peer Review Panel Terms of Reference Update

Motion made by: M. Cassidy

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

- a) the staff report dated December 2, 2019 entitled “Urban Design Peer Review Panel Terms of Reference Update” BE RECEIVED for information;
- b) The Urban Design Peer Review Panel Terms of Reference – December, 2019 appended to the above-noted staff report as Appendix ‘A’ BE ADOPTED; and,
- c) The Urban Design Peer Review Panel Terms of Reference – April, 2008 appended to the above-noted staff report as Appendix ‘B’ BE REPEALED;

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)

**Amendment:**

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

That the matter of the Urban Design Peer Review Panel Terms of Reference Update BE REFERRED back to the Civic Administration in order to further review and report back on implications related to the *Municipal Conflict of Interest Act*.

Yeas: (8): M. Salih, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner, and A. Kayabaga

Nays: (7): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, S. Lehman, E. Pelozza, and S. Hillier

**Motion Passed (8 to 7)**

**9. Added Reports**

9.1 1st Report of Council in Closed Session

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

1. Offer to Purchase Industrial Land – NNB Properties and Investments Ltd. – Part of Block 3, Plan 33M-615 – Skyway Industrial Park

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City-owned industrial land, containing 9.30 acres, more or less subject to survey, located on the west side of Robin’s Hill Road, being composed of Part of Block 3, Plan 33M-615; as outlined on the sketch attached hereto as Appendix “B”, the offer submitted from NNB Properties and Investments Ltd., (the “Purchaser”), to purchase the subject property from the City, at a purchase price of \$651,000.00 (reflecting a sale price of \$70,000.00 per acre), attached hereto as Appendix “C” BE ACCEPTED; subject to the following conditions:

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

- b) the Purchaser be allowed, within ninety (90) days from acceptance of the offer, to carry out soil tests as it might reasonably require;
- c) the Purchaser be allowed, at the Purchaser's expense, within ninety (90) days from acceptance of the offer, to carry out environmental inspections and investigations of the property;
- d) at the Purchaser's expense, determining the feasibility of the Purchaser's intended use for the property satisfactory to the Purchaser in the Purchaser's sole and absolute discretion. Unless the Purchaser gives notice in writing delivered to the City personally or in accordance with any other provision for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto no later than ninety (90) days from the date that this offer is accepted that this condition is fulfilled this offer shall be null and void and the deposit shall be returned to the Purchaser in full without deduction. This condition is included for the benefit of the Purchaser and may be waived at the Purchaser's sole option by notice in writing to the City as aforesaid within the time period stated herein; and
- e) the Purchaser shall instruct the City to place excess topsoil material (the "Excess Topsoil Material") from the abutting City land to a designated stock pile location (the "Stock Pile Location") on the purchase lands ("Relocation"), at the City's expense (the "Topsoil Relocation Option"). If the Topsoil Relocation Option is exercised by the Purchaser, the final Excess Topsoil Material volume and Stock Pile Location and timeline for Relocation shall be mutually agreed upon between the City and Purchaser. If the Purchaser does not exercise the Topsoil Relocation Option on or before closing, then this condition shall be at end and all rights, obligations, and claims pertaining to this provision shall come to an end.

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)**

Motion made by: S. Hillier  
 Seconded by: M. Cassidy

2. Execution of 2019 – 2022 Collective Agreement for Local Union No. 101 (Canadian Union of Public Employees) ("CUPE Local 101")

That, on the recommendation of the Acting Director of Human Resources the Civic Administration, BE DIRECTED to undertake all administrative acts that are necessary in order for the Mayor and the City Clerk to obtain the necessary authorization to execute the Collective Agreement for the years 2019 to 2022, appended as Appendix "B" to the staff report dated December 3, 2019, pursuant to the Memorandum of Agreement dated September 26, 2018 (Appendix "A"), between The Corporation of the City of London and Local Union No. 101 (Canadian Union of Public Employees ("CUPE Local 101").

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. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: M. van Holst

Seconded by: S. Lehman

That Introduction and First Reading of Bill No.'s 1, 2 and 4 to 23, and the Added Bill No. 25, 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)**

Motion made by: P. Van Meerbergen

Seconded by: A. Hopkins

That Second Reading of Bill No.'s 1, 2 and 4 to 23, and the Added Bill No. 25, 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)**

Motion made by: S. Hillier

Seconded by: S. Lewis

That Third Reading and Enactment of Bill No. 1, 2 and 4 to 23, and the Added Bill No. 25, 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)**

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 3 and the Added Bill No. 24, BE APPROVED.

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. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

Motion made by: M. Salih  
Seconded by: S. Lewis

That Second Reading of Bill No. 3 and the Added Bill No. 24, BE APPROVED.

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. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of Bill No. 3 and the Added Bill No. 24, BE APPROVED.

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. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

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

Bill	By-law
Bill No. 1	By-law No. A.-7921-1 – A by-law to confirm the proceedings of the Council Meeting held on the 10th day of December, 2019. (City Clerk)
Bill No. 2	By-law No. A.-7657(b)-2 – A by-law to amend By-law No. A.-7657-4, being “A by-law to repeal By-law No. A.-7495-21 and to adopt an Emergency Management Program and Plan.” in order to repeal and replace Schedule “A” to the by-law. (2.4/1/CPSC)
Bill No. 3	By-law No. A.-7922-3 – A by-law to approve a Neighbourhood, Children and Fire Services Funding Agreement Template; and to authorize the Managing Director, Neighbourhood, Children and Fire Services, or in their absence the Manager IV Neighbourhood, Children and Fire Services, to approve and execute agreements using the Neighbourhood, Children and Fire Services Agreement Template. (2.5/1/CPSC)
Bill No. 4	By-law No. A.-7923-4 – A by-law to authorize and approve an Agreement between The Corporation of the City of London (the “City”) and Huff N’ Puff Seniors Fitness Association of London, Ontario (“Huff N’Puff”) regarding priority booking and reduced rates at certain City Facilities for seniors’ programming, and to authorize the Mayor and City Clerk to execute the Agreement. (2.6/1/CPSC)
Bill No. 5	By-law No. A.-7924-5 – A by-law to authorize and approve a standard form Municipal Purchase of Service Agreement, substantially in the form attached as Schedule 1 to the by-law for Homeless Prevention, to be entered into between The Corporation of the City of London and various Service Providers. (2.7/1/CPSC)
Bill No. 6	By-law No. A.-7925-6 – A by-law to authorize the City Treasurer or Deputy Treasurer of The Corporation of the City of London to borrow certain sums to meet current expenditures of the Corporation for the year 2020. (2.1/1/CSC)
Bill No. 7	By-law No. CPOL.-396-7 – A by-law to repeal Council Policy By-Law No. CPOL.-155-407, as amended by By-law No. CPOL.-155(a)-384, being “Workplace Harassment and Discrimination Prevention Policy” and replace it with a new Council policy entitled “Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)”. (2.2/1/CSC)
Bill No. 8	By-law No. CP-23 – A by-law to provide for the Committee of Adjustment and Consent Authority and to repeal By-law CP-7, as amended. (2.4/1/PEC)
Bill No. 9	By-law No. C.P.-1512(o)-8 – A by-law to amend The London Plan for the City of London – 2016 relating to 1018 and 1028 Gainsborough Road. (3.6a/1/PEC)

Bill No. 10	By-law No. C.P.-1540-9 – A by-law to exempt from Part Lot Control lands located at 1013, 1133, 1170 and 1250 Meadowlark Ridge, legally described as Parts of Blocks 1, 3, 4, and 13 in Registered Plan 33M-603. (2.9/1/PEC)
Bill No. 11	By-law No. C.P.-1541-10 – A by-law to exempt from Part-Lot Control, a portion of lands located at 915 and 955 Upperpoint Avenue legally described as Parts of Blocks 134/135 in Registered Plan 33M-754. (2.10/1/PEC)
Bill No. 12	By-law No. C.P.-1542-11 – A by-law to exempt from Part-Lot Control, a portion of the lands located at 1031 and 1095 Upperpoint Avenue, legally described as Parts of Blocks 132/133 in Registered Plan 33M-754. (2.11/1/PEC)
Bill No. 13	By-law No. S.-6035-12 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Fanshawe Park Road West, west of Richmond Street) (Chief Surveyor - pursuant to Site Plan SPA19-003 and in accordance with Zoning By-law Z.-1)
Bill No. 14	By-law No. S.-6036-13 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Talbot Street north of John Street) (Chief Surveyor - pursuant to Site Plan SPA13-008905 and in accordance with Zoning By-law Z.-1)
Bill No. 15	By-law No. W.-5656-14 – A by-law to authorize Dundas Place – Thames Valley Parkway Active Transportation Connection (Project TS1748). (2.6/15/CWC - 2019)
Bill No. 16	By-law No. Z.-1-202809 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3425 Emily Carr Lane. (2.6/1/PEC)
Bill No. 17	By-law No. Z.-1-202810 – A by-law to amend By-law No. Z.-1 to remove a holding provision from the zoning for lands located at 600 and 800 Sunningdale Road West. (2.7/1/PEC)
Bill No. 18	By-law No. Z.-1-202811 – A by-law to amend By-law No. Z.-1 to remove a holding provision from the zoning for lands located at 1567 and 1571 Hyde Park Road. (2.8/1/PEC)
Bill No. 19	By-law No. Z.-1-202812 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 448 Oxford Street East. (3.1/1/PEC)
Bill No. 20	By-law No. Z.-1-202813 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 21 Norlan Avenue. (3.3/1/PEC)

Bill No. 21	By-law No. Z.-1-202814 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at a portion of 943 Fanshawe Park Road West and 1800 Aldersbrook Gate. (3.4/1/PEC)
Bill No. 22	By-law No. Z.-1-202815 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1395 Riverbend Road, described as part of Block 1 Plan 33M-743. (3.5/1/PEC)
Bill No. 23	By-law No. Z.-1-202816 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1018 and 1028 Gainsborough Road. (3.6b/1/PEC)
Bill No. 24	By-law No. A.-7926-15 – A by-law to authorize the Mayor and City Clerk to execute the Collective Agreement between The Corporation of the City of London and Local Union No. 101 (Canadian Union of Public Employees (“CUPE Local 101”)). (6.2/1/CSC)
Bill No. 25	By-law No. A.-7927-16 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and NNB Properties and Investments Ltd., for the sale of the City owned industrial land, described as Part Block 3, Plan 33M-615; being part of Skyway Industrial Park, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/1/CSC)

**14. Adjournment**

Motion made by: P. Van Meerbergen  
 Seconded by: J. Helmer

That the meeting adjourn.

**Motion Passed**

The meeting adjourns at 6:56 PM.

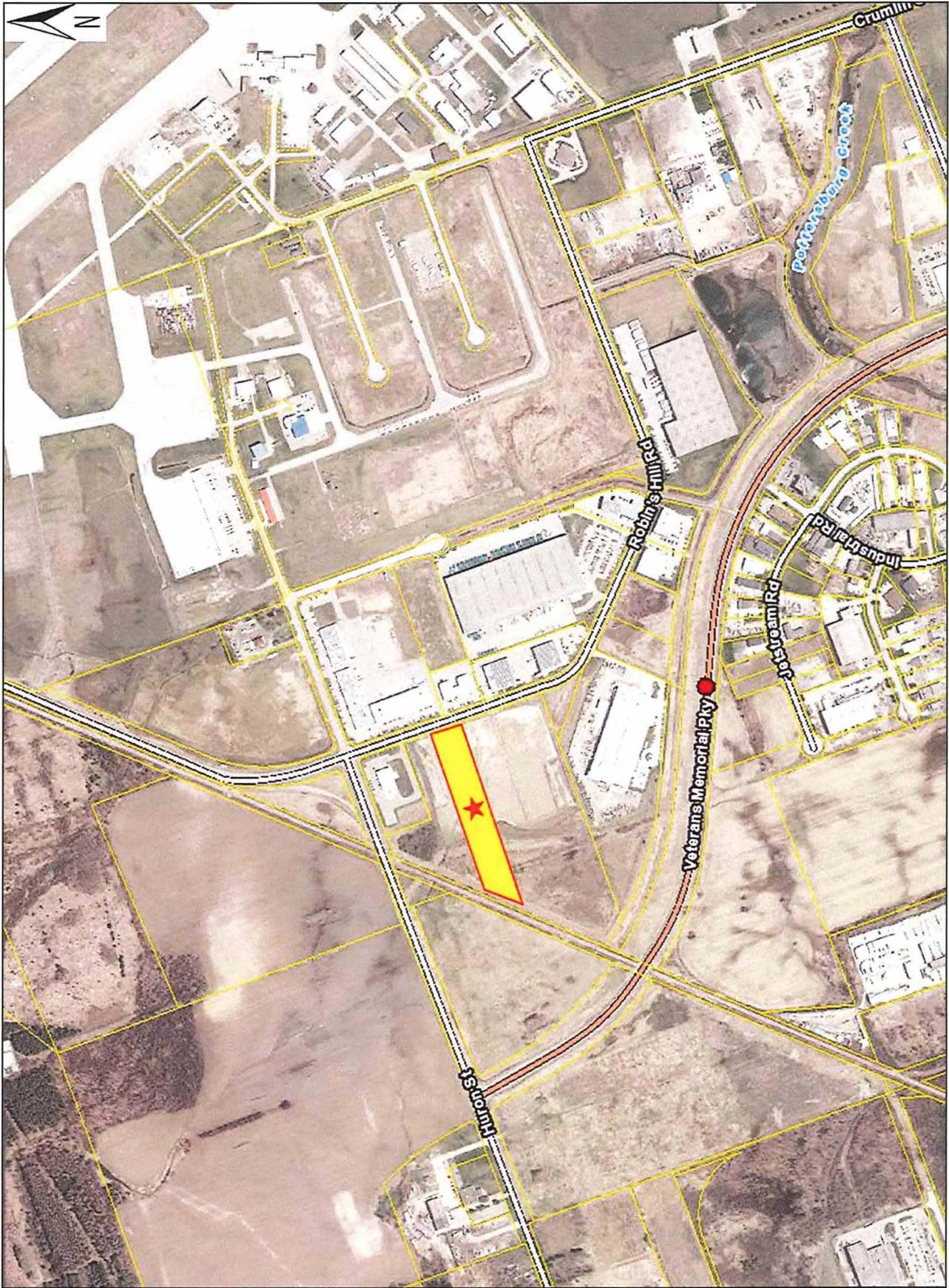
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Ed Holder, Mayor

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Catharine Saunders, City Clerk

**APPENDIX "B"**  
**LOCATION MAP**



**APPENDIX "C"**  
**AGREEMENT OF PURCHASE AND SALE**

AGREEMENT OF PURCHASE AND SALE  
CORPORATION OF THE CITY OF LONDON

PAGE 1

**CLASS 1 SALE**

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

**BETWEEN:**

**THE CORPORATION OF THE CITY OF LONDON**

hereinafter called the **VENDOR**

- and -

**NNB PROPERTIES AND INVESTMENTS LTD.**

Address: 34425 McConnell Rd Abbotsford, BC V2S 7P1

hereinafter called the **PURCHASER**

1. The Purchaser, having inspected the lands and premises hereinafter described, hereby offers to purchase from the Vendor the lands and premises situated in Skyway Industrial Park, in the City of London, in the County of Middlesex, containing **9.30 acres**, more or less subject to survey, located on the West side of Robin's Hill Road, and being composed of **PART of BLOCK 3, PLAN 33M-615, LONDON**, and shown outlined on the plan attached hereto as Schedule "C" to this Agreement, for the price of approximately

**Six Hundred and Fifty One Thousand Dollars** (\$651,000.00)  
of lawful money of Canada calculated at the rate of

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

The Purchaser submits

**Sixty Five Thousand One Hundred Dollars** (10% of purchase price) (\$65,100.00)  
cash (or bank draft or certified cheque) payable to the City Treasurer, City of London, as deposit to be held by the Vendor pending completion or other termination of the agreement arising from the acceptance of this Agreement and to be credited towards the purchase price on completion, and the balance of the purchase price to be paid on the date of completion.

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

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

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

5. The Purchaser is to be allowed 90 days from the date of acceptance of this Agreement to carry out soil tests as it might reasonably require. Any such testing shall first be approved by the City Engineer and shall be at the sole risk and expense of the Purchaser. If such tests are carried out, the Purchaser agrees to restore the property to its original condition. If the property is not so restored, the vendor may carry out required restoration and without limiting the rights of the Vendor, the cost thereof may be recovered from the deposit. If, within that time, any valid objection to soil conditions is made in writing to the Vendor, which the Vendor is unable or unwilling to remove, remedy or satisfy, and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objection, shall be at an end and all monies theretofore paid shall be repaid or returned to the Purchaser without interest or deduction and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the soil conditions on the property.
6. The transaction of purchase and sale to be completed within 120 days from the acceptance of this Agreement. Vacant possession of the property shall be given to the Purchaser on the date of completion, unless otherwise provided herein.
7. This Agreement, when accepted, shall constitute a binding contract of purchase and sale between the Purchaser and Vendor and time shall, in all respects, be of the essence thereof, provided that the time for the doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing, signed by the Vendor and the Purchaser or by their respective solicitors who are hereby expressly appointed in this regard. It is agreed that there is no condition, expressed or implied, representation, warranty, or collateral agreement affecting this Agreement or the property or supported hereby, except as expressed herein in writing.
8. The Deed or transfer shall be prepared in registerable form at the expense of the Vendor by its solicitor. Each party shall pay the cost of registration and taxes on his own documents.
9. Planning Act: This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
10. *Time Limits:* Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
11. Provided that, notwithstanding any terms or conditions outlined in the printed wording herein, any provisions written into the Agreement at the time of the signing of the Agreement by the Purchaser shall be the true terms and shall supersede the printed portion in respect of the parts affected thereby. This Agreement and its acceptance shall be read with all changes of gender or number required by the context and shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns, as the case may be.
12. As a condition of this Agreement, the Purchaser hereby agrees to submit a declaration of intent which outlines the proposed uses of the property. This declaration is attached hereto as Schedule "A" and forms part of the Agreement.
13. As a condition of this Agreement, the Purchaser hereby agrees to be bound by the Policy of The Corporation of the City of London with respect to the sale and/or transfer of City-owned, serviced, industrial land, which Policy is attached hereto as Schedule "B" to this Agreement, it being the intent of the parties hereto that the provisions of the said "Policy" shall survive the closing of this transaction to such extent as may be required to give effect to the said Policy. As a further condition of this Agreement, the Purchaser agrees to accept a Deed with respect to the land herein described in a form sufficient to give effect to the said Policy.
14. Any tender of documents or money desired hereunder may be made upon the solicitor acting for the Vendor or Purchaser, and it shall be sufficient that a Bank Draft or Certified Cheque may be tendered instead of cash.
15. Schedules A, B, C, and D attached hereto form part of this Agreement.

16. This Agreement shall be irrevocable and open for acceptance until 11:59 p.m. (local time) on the 13<sup>th</sup> day of December, 2019, after which time, if not accepted, this Agreement shall be null and void and the deposit shall be repaid to the Purchaser without interest or deduction.

IN WITNESS WHEREOF the Purchaser, if a person, has hereunto set his hand and seal or, if a corporation, has hereunto affixed its Corporate Seal duly attested to by its proper signing Officers this 18 day of NOVEMBER, 2019.

SIGNED, SEALED & DELIVERED

) NNB PROPERTIES AND INVESTMENTS LTD.

in the presence of

Witness:

) Signature of Signing Officer

) Name: Nick Braber

) Title: Director

) I have authority to bind the Corporation

Witness:

) Signature of Signing Officer

) Name: Nicole Braber

) Title: Director

) I have authority to bind the Corporation

**ACCEPTANCE**

The Vendor accepts the above Agreement.

**THE CORPORATION OF THE CITY OF LONDON**

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

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

NOTE: Schedule "A" attached - "Purchaser's Declaration of Intent"  
Schedule "B" attached - "City-owned Serviced Land Sale Policy"  
Schedule "C" attached - "Subject Property in Red"  
Schedule "D" attached - "Special Provisions & Additional Conditions"

SCHEDULE "A"

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

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

INFORMATION REQUIRED FROM PURCHASER BEFORE AGREEMENT SUBMITTED FOR APPROVAL

Industrial Park Name & Phase & Section: Skyway Industrial Park, Part of Block 3  
Plan 33M-615

Lot & Conc./Part No./Block, etc.; Acres: PART BLOCK 3, PLAN 33M-615 (9.3 Acres)

Name, Address, Postal Code of Purchaser: NNB Properties and Investments Ltd., 34425  
McConnell Rd Abbotsford, BC V2S 7P1

Local Company: Yes No New Company to London

Intended Use of Building - (Describe): High Pressure Equipment Warehousing and  
Distribution.

Major Industrial Classification of User: Warehousing and Distribution

List of Products Manufactured/Handled: High Pressure Equipment and Farm Equipment.

Number of Employees Anticipated: 15-20(Full Time)

Number of Square Feet of Building Proposed: 70,000 sq ft.

Number of Square Feet in Property Purchase: 405,108 sq ft.

Proposed Building Coverage as % of Lot Area: 17.2 percent (%)

Mandatory Building Coverage Starting 1st Year: 15 percent (15%)

Future Building(s) Proposed (if any) Details: N/A

Proposed Building Material for this Project: Concrete

Development of the Lot will be subject to: Site Plan & Architectural Control

Proposed Commencement Date of Construction: June 2020

Mandatory Commencement Date of Construction: One Year from Date of Deed

Purchaser's Lawyer - Name, and Address: Tony Sandhu  
305-2692 Clearbrook Rd.  
Abbotsford, BC V2T 2Y8

Telephone: 604-850-6640

Purchaser's Executive Completing this Form:  
Nick Braber  
Director  
NNB Properties and Investments Ltd.

  
(signature)  
I have authority to bind the Corporation

Purchaser's Executive Completing this Form:  
Nicole Braber  
Director  
NNB Properties and Investments Ltd.

  
(signature)  
I have authority to bind the Corporation

---

Ed Holder, Mayor

---

Catharine Saunders, City Clerk

**SCHEDULE "B"**

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

Disposal of Industrial Land Procedures

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

**CLASS 1 SALE**

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

CLASS 2 SALE

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

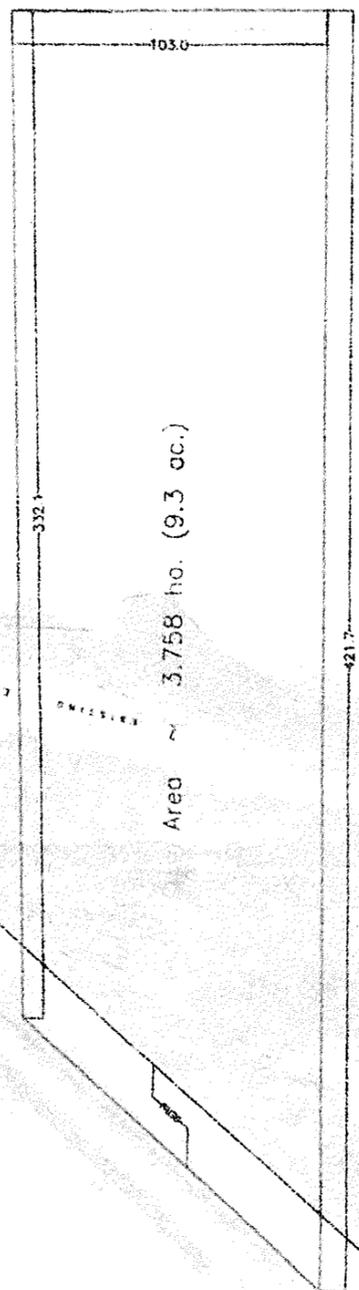
CLASS 3 SALE

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

GENERAL

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

ROBINS HILL RD



SUBJECT TO FINAL SURVEY

**SCHEDULE "D"**

**ADDITIONAL TERMS AND CONDITIONS**

**Headings**

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

**Paramountcy of Schedule "D"**

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

**Reference Plan**

The Vendor agrees to prepare and deposit on title, on or before closing and at its expense, a reference plan describing the Property.

**Purchase Price Adjustment**

The purchase price payable by the Purchaser to the Vendor for the Property is calculated at 9.30 acres, which includes access to municipal services in the road allowance, multiplied by \$70,000 per acre. If the actual size of the property is different than as set out above at time of closing, then the purchase price for the property shall be adjusted to reflect a price equal to the area of the property multiplied by \$70,000 per acre.

**Assignment of Agreement**

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

**Requirement for Sewage Sampling Manholes**

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

**Development Agreement**

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

**Testing After Acceptance**

From and after the date of Vendor's Acceptance of this Agreement, and in accordance with Paragraph 5 of the Agreement of Purchase and Sale, the Vendor shall permit the Purchaser and its authorized representatives and consultants reasonable access to the property for the purpose of making soil, ground water, environmental or other tests, measurements or surveys in, on or below the property, provided that

the Purchaser shall do so at its own expense and its own risk. No action taken by the Purchaser hereunder shall constitute a trespass or taking of possession.

Delivery of Reports

Within five (5) business days of the Vendor's acceptance of this Agreement, the Vendor shall deliver to the Purchaser all documents within the Vendor's possession or control which are currently relevant to the property including without limitation, surveys, reports, correspondence or other documents in any way pertaining to environmental matters or soil conditions affecting the property and any other correspondence or documents which would be material to a proposed purchaser of the property.

Municipal Services and Roadway Easements

Subject to the Purchaser's right of review of the Vendor's easement requirements during the 'due diligence' period, following the closing of this transaction, the Purchaser will grant to the Vendor, for nominal consideration, servicing easements as may be required, and will be mutually acceptable to both parties.

Canadian National (CN) Railway Conditions

Prior to a submission of a site plan application and/or an application, should any building be within 75 metres of the CN railway right-of-way, the Purchaser shall submit a noise and vibration report prepared by a qualified consultant. A certificate of compliance for the implementation of the report recommendations shall be included in the site plan/building permit application.

The Purchaser shall include in any submission of a site plan application and/or building permit application for this Plan, notice indicating that buildings and structures shall be set back a minimum of 15 metres from the railway right-of-way.

The Purchaser agrees to maintain the existing berm in perpetuity, over a portion of lands shown as Part 8 in Schedule "C". This condition shall survive and not merge on the completion of this transaction.

Purchaser Condition – Feasibility of Intended Use

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

Purchaser Condition – Environmental

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

Purchaser Condition – Geotechnical Review

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

Topsoil Relocation Option:

At the Purchaser's option, the Purchaser shall instruct the Vendor to place excess topsoil material (the "Excess Topsoil Material") from the abutting City lands to a designated stock pile location (the "Stock Pile Location") on the purchase lands (the "Relocation"), at the Vendor's expense (the "Topsoil Relocation

Option"). If the Topsoil Relocation Option is exercised by the Purchaser, the final Excess Topsoil Material volume and Stock Pile Location and timeline for Relocation shall be mutually agreed upon between the Vendor and Purchaser. If the Purchaser does not exercise the Topsoil Relocation Option on or before closing, then this condition shall be at end and all rights, obligations, and claims pertaining to this provision shall come to an end.

Survival of Conditions

The obligations of Purchaser contained in Schedule "B" shall survive and not merge on the completion of this transaction.

Wednesday December 18, 2019

Strategic Priorities and Planning Committee  
City of London  
300 Dufferin Avenue,  
London, Ontario N6A 4L9

**RE: REQUEST FOR RECONSIDERATION OF THE DECEMBER 17, 2019 REVIEW OF CITY SERVICES FOR POTENTIAL REDUCTIONS AND ELIMINATIONS – DOWNTOWN AND INDUSTRIAL LANDS COMMUNITY IMPROVEMENT PLANS (CIPs) –**

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Members of the Committee,

Dancor is asking the Committee to reject the recommendations in the report considered on December 17, 2019 and conduct a review of the industrial development charges with a view to either eliminating them and returning to the program pre-2016 or, in the alternative, removing those industries exempt from the payment of development charges so that all industrial projects would be a far lower, less than \$5.00 per square foot charge, regardless of use or user type.

Despite City undertakings in 2016 and 2017 that the industrial sector would be made aware of reviews or reports about the development charges, we were not aware of the July 2019 report or the December 2019 report. We would have certainly provided input to both those reports for an issue that is killing the opportunities for Dancor in building industrial buildings in London.

Background

Dancor is a developer/builder/landlord of industrial buildings in Ontario, our largest portfolio in London. We have been a solid and loyal partner with the City of London since 2007 in the promotion of industrial opportunities in the City and have done so based upon the Industrial Lands Strategy and policies passed by Council since 2000. This strategy included subsidized lands and NO DEVELOPMENT charges. This recipe worked well in attracting new companies to London and helping existing companies grow and develop further.

## Disaster

The implementation of the new development charges for industrial in 2017 was a disaster for our firm. We felt we had a partnership with the City and that the City pulled the welcome mat out from under our feet when it implemented these development charges. A pillar of the industrial land strategy was taken away resulting in lost projects for our firm.

During the remainder of 2018, projects we were developing for construction that year were cancelled due to the new charge. As an example of what the charge does to a project, a firm looking to lease a 23,000 sf building who does not fit the exempt/blessed status established in the by-law, would have had to pay \$548,000. For a lease rate average in London of \$7.00 psf, the development charge would add another \$2.00 psf. In 2018, you are not going to have companies leasing industrial space for \$9.00 psf. They would stay in the old or locate elsewhere. Clients Dancor was working with did locate elsewhere in municipalities without development charges.

With new projects cancelled in 2018, Dancor did not build any new buildings in London that year. Those new projects would have added an additional \$72,000,000.00 in construction for that year. For 2019, the loss is less because interest in coming to London is less. No longer a place that is open for business, many users are going elsewhere. We will be building for them elsewhere but the sole reason for not coming to London was the development charge.

For 2019, we decided to build two buildings without any Tenants or buyers in place. On spec as they say. We did this to attract users from outside and within.

In addition to the project killing development charges, Dancor was not able to secure bus service to our industrial lands. Bus/transit service is now a **requirement** of many new companies and if you don't have it they won't consider your sites.

The double shot of development charges and no bus service has cut our legs off. In 2019, we are building two small industrial buildings in the Skyway Industrial Park.



MORE PERFORMANCE  
PER SQUARE FOOT.™

**LONDON**

15825 Robin's Hill Road  
Unit 1, London ON  
N5V 0A9  
(519) 457-2339

**BRAMPTON**

16 Melanie Drive  
Suite 101, Brampton ON  
L6T 4K9  
(905) 790-2333

3

Each little 23,000 sf building carries a \$595,000 development charge PER BUILDING. How can the committee endorse something so gross and unfair?

For a cross dock of 30,000 sf, we will build it outside of London at a savings of \$600,000 in development charges for an owner who really wanted to locate in London.

Did Council really want these charges to stop industrial development, to harm the great partnerships between the City and industrial builders and landlords? Why does the City buy the lands to help grow the industrial sector and then turn around and now try to kill it?

The London market is not ready for these charges. We are just starting to grow the new industrial product and see the old product getting renovated and fixed up. Without a strong industrial sector the growth of any city is off side and unsustainable.

The policy is way too soon for the sector and no matter how many times we said this in 2016 and 2017, we were ignored. We are not just complaining because we have lost many new projects. We are complaining because we have invested in the City and what Council has done has hurt us perhaps critically.

Time to Change Approaches

We request that the Committee conduct a review of the policy for industrial. Don't accept the staff recommendation. The staff carried out the wishes of Council in the past despite, we submit, very strong evidence that the policy would hurt the City.

Don't wait another year to hurt the industrial community and the City even more.



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L6T 4K9  
(905) 790-2333

4

Please do what is right, fair and reasonable and review this policy immediately. Let others in the community know about the review so we don't find out after you have the reports before you. Require staff to contact us all, there and not many, so we can provide you with our input and not feel consulted or involved.

Let us go back to working in partnership to promote London and create more industrial jobs in the City.

Let us also get bus service to those industrial parks so people can travel by public transit and work.

I would appreciate a real opportunity to address these charges and get back to working together in an open and fair manner.

Respectfully submitted,  
**Dancor Construction Limited**

A handwritten signature in blue ink, appearing to read 'Sean Ford'.

Sean Ford  
Partner



**M E M O**

**Date:** January 7, 2020  
**To:** Civic Works Committee & City of London Council  
**From:** Ben McCauley, Zelinka Priamo Ltd.  
**Cc:** Jason Sims, Harry Froussios  
**Subject:** Item 2.10 – Amendments to the Traffic and Parking By-Law Related to Lot 10

Zelinka Priamo Ltd., on behalf of Mr. Jason Sims, respectfully submits this memo for the consideration of the Civic Works Committee and City of London Council. There appears to be an unfortunate misunderstanding regarding the situation of the proposed City of London operated parking area behind the homes on the John/St. George/Mill block (the “subject lands”).

There has been an issue for many years relating to unauthorized parking on the subject lands. Discussions to partner in the development of a City of London operated municipal lot (to City of London standards) began approximately 18 months ago between Parking Services staff and the property owner.

The property in question was added to the Traffic and Parking By-Law as “Municipal Lot 10” in March 2019. Parking Services staff noted in April 2019 that the User Fee By-Law would also need to be amended to establish the parking rates that would apply to the new lot. It was also noted that this would occur in September 2019. Parking Services provided a list of steps that would be required in the interim (between April and September 2019) while they waited for the User Fee By-Law to be amended. These steps included:

1. Signed Parking Lot agreement by the owner and signed off by the Mayor;
  - a. Which will include liability insurance;
2. Ordering signage (cost covered by the City);
3. Setting parking meters up on the property (ensuring City can hook meter up to a hydro source if possible);
  - a. Locates will need to be ordered when installing parking meters;
4. Adding parking lot to Honk Mobile;
5. Ensuring that there is sufficient lighting;
6. Ensuring that the pavement is even.

Between April and December 2019, the property owner began to grade the property in anticipation of construction after a final agreement was in place with the City of London. However, it was made aware to the property owner a final agreement would not be in place until the User Fee By-Law was amended to include Municipal lot #10. It is our understanding that the User Fee By-Law was not amended to include Municipal Lot #10 in September 2019 (as noted by Parking Service staff), and we are unsure why this did not occur.

In December 2019, Development and Compliance Services staff noted to the property owner that they were going to rescind the By-Law. No date was provided when the By-Law would be rescinded.

**In summary, our understanding of the situation is that Parking Services did not clearly identify that Site Plan Approval was required. The property owner was not made aware this was a requirement. However, the property owner has now approached us to coordinate such an application. We are looking forward to continue to work with Staff to work towards an agreed upon Site Plan (and associated agreements, including: cost sharing, revenue splitting etc.) and revisit adding Municipal Lot #10 back into the Traffic and Parking By-Law.**

If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Ben McCauley, M.PL.  
Planner

cc. Jason Sims, Harry Froussios

**From:** van Holst, Michael  
**Sent:** Wednesday, January 08, 2020 9:50 AM  
**To:** Westlake-Power, Barb <[bwestlake@london.ca](mailto:bwestlake@london.ca)>  
**Subject:** Proclamations Policy Amendment

Dear Colleagues,

In anticipation of the proclamations policy passing at Council, I would like to propose the following amendment:

That for the second half of 2020 and onward, staff prepare a quarterly or semi-annual calendar of proclamations that can be considered on mass for the sake of efficiency, with an appropriate deadline being provided to the community for application submission.

However, I will be voting against the main motion for the following six reasons:

1) It violates the 80:20 rule

The policy will require approximately \$50,000 worth of staff resources to implement, while alternatively, we could achieve the majority of the desired outcome at almost no cost by simply suspending the existing policy and making the presently requested proclamations.

2) It is nice-to-have but not a must-have or should-have.

This policy is a priority for some community groups and some councillors but I do not see it being so for the business of the corporation.

3) It may be a distraction at a time when we face multiple crises.

There are many urgent and important challenges on our plate that I would prefer to give attention to first.

4) It may not be an effective decision

The book, *Seven Habits of Highly Effective People* by Stephen Covey, describes a system of decision making used by Dwight D. Eisenhower that separates challenges into the following categories:

Urgent and Important - which require action

Non-urgent and Important - which require planning

Urgent and unimportant - which require delegation

Non-urgent and unimportant - which require elimination

5) It involves duplication of error in some cases:

I see no reason for multiple levels of government to be making the same proclamation.

6) I don't consider this popular initiative as constituting a plan strong enough to warrant a unanimous decision.

Sincerely,

Michael van Holst

Patrick G. Duffy  
Direct: +1 416 869 5257  
pduffy@stikeman.com

January 10, 2020  
File No.: 129002.1001

**By E-mail**  
**lmorris@london.ca**

City Council  
City of London  
300 Dufferin Avenue  
London, ON N6A 4L9

Attention: Ms. Lauren Morris, Administrative  
Assistant

Dear Mayor Holder and Members of Council:

**Re: Item 8.1(3.3) – 1830 Wharncliffe Road South (the “Shanaa Lands”)  
File No. Z-9107  
Letter of Concern**

We are counsel to York Developments and North American Development Group, the developers of the lands municipally known in the City of London as 3313-3405 Wonderland Road South and 1789 Wharncliffe Road South. Our clients' properties are located at the northwest corner of the Wonderland Road South / Wharncliffe Road South intersection, to the north of the Shanaa Lands.

On behalf of our clients, we wish to express concerns regarding the Zoning By-law Amendment proposed for the redevelopment of the Shanaa Lands.

As noted in the staff report, dated January 6, 2020, the Shanaa Lands are located within the Southwest Area Plan (the “**SWAP**”), which establishes a 100,000 m<sup>2</sup> cap on commercial gross floor area across the entirety of the SWAP lands (the “**Commercial Cap**”). The Commercial Cap has already been fully allocated across the SWAP area.

We note that with respect to the Commercial Cap, staff have apparently allocated 1,745.5 m<sup>2</sup> of commercial GFA to the Shanaa Lands, based on a 30% lot coverage calculation—but that the zoning by-law amendment advanced before Council does not contain any restrictions on maximum GFA. There is therefore no mechanism in the zoning to ensure that the redevelopment of the Shanaa Lands respects the Commercial Cap.

As well, we note that the redevelopment proposal for the Shanaa Lands provides insufficient parking to meet the required parking for several of the uses proposed in conjunction with the requested zoning. It is troubling that the applicant has not conducted a parking study to evaluate the transportation impacts of its proposal, nor has the applicant provided any justification for the additional uses in the absence of adequate parking supply.

In our view, absent a parking and transportation analysis in support of the additional development permissions sought, this development application for the Shanaa Lands is premature and should be refused.

# Stikeman Elliott

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which the Shanaa Lands will be considered, and we ask to be provided with notice of Council's decision with respect to this item.

Yours truly,



Patrick G. Duffy

PGD/jsc  
cc. Client

# Planning and Environment Committee

## Report

The 2nd Meeting of the Planning and Environment Committee  
January 6, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, Mayor E. Holder

ALSO PRESENT: Councillor M. van Holst; J. Adema, A. Anderson, G. Barrett, M. Elmadhoon, M. Feldberg, K. Gonyou, M. Greguol, M. Knieriem, G. Kotsifas, C. Lowery, H. McNeely, S. Meksula, L. Mottram, B. O'Hagan, N. Pasato, M. Pease, L. Pompilii, M. Ribera, M. Schulthess, J. Shaughnessy, M. Sundercock, S. Tatavarti, J. Taylor, M. Tomazincic, M. Vivian and P. Yeoman

The meeting was called to order at 4:02 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

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

That Items 2.1 to 2.3, inclusive and 2.5 to 2.8, inclusive, BE APPROVED.

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

**Motion Passed (6 to 0)**

#### 2.1 11th Report of the Trees and Forest Advisory Committee

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

That, the following actions be taken with respect to the 11th Report of the Trees and Forests Advisory Committee, from its meeting held on November 27, 2019:

- a) a member of the London Housing Advisory Committee BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee to discuss social housing tree planting initiatives in greater detail;
- b) the Civic Administration BE REQUESTED to investigate any discrepancies between tree planting specifications as they appear in the City of London's *Design Specifications and Requirements Manual* versus the International Society of Arboriculture's *Arborists' Certification Study Guide*; and,
- c) clauses 1.1, 3.1 to 3.3, inclusive, 4.1, 5.2, 5.3 and 5.5, BE RECEIVED for information.

**Motion Passed**

#### 2.2 1st Report of the London Advisory Committee on Heritage

Moved by: A. Kayabaga

Seconded by: S. Turner

That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 11, 2019:

a) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the demolition of the existing building and approval for a proposed building, as described in Appendix D of the staff report dated December 11, 2019, on the property at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- buff brick be used for the exterior cladding of the proposed building;
- a painted wood front door be used for the proposed building;
- parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- 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 condition of the above-noted building constitutes another regrettable example of demolition by neglect and the London Advisory Committee on Heritage implores stronger enforcement of the Property Standards By-law to avoid future demolition by neglect of London's cultural heritage resources;

it being further noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

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 approval for alterations to the property at 906 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED with the terms and conditions:

- all exposed wood be painted;
- a wood lattice porch skirt set in a frame to be added where missing;
- the top rail be constructed no higher than 30" to maintain the proportions of the porch;
- the railings and guards on the steps be replaced to be consistent with the railings and guards on the entirety of the porch;
- a new base around the northwest column be installed; 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 1st Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;

c) the following actions be taken with respect to the Cultural Heritage Evaluation Reports (CHERs) for the properties located at 90, 92 and 102 Wellington Road:

- i) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) concurs with the findings of the above-noted CHERs, as appended to the agenda; it being noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from M. Morris, Major Projects, with respect to this matter, was received; and,
  - ii) the Stewardship Sub-Committee Report appended to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on November 26, 2019, BE FORWARDED to the Civic Administration for consideration;
- d) the 556 Wellington Street Heritage Impact Statement Working Group Report, appended to the 1st Report of the London Advisory Committee on Heritage, BE FORWARDED to the Civic Administration for consideration; it being noted that the London Advisory Committee on Heritage supports and endorses the above-noted Working Group Report;
- e) the following actions be taken with respect to the requests for delegation from A. Valastro and M. Tovey related to the properties located at 197, 183 and 179 Ann Street:
- i) the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street BE REFERRED to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation; it being noted that a verbal delegation by A. Valastro, with respect to this matter, was received; and,
  - ii) the request for delegation by M. Tovey BE APPROVED for the February 2020 meeting of the London Advisory Committee on Heritage;
- f) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for alterations to the porch of the property located at 430 Dufferin Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED; it being noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;
- g) on the recommendation of the Managing Director, Planning and City Planning, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East:
- i) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the dwelling on this property, and;
  - ii) the property at 2325 Sunningdale Road East BE REMOVED from the Register of Cultural Heritage Resources; it being noted that the presentation appended to the 1st Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;
- h) clauses 1.1 and 1.2, inclusive, 2.4, 3.1 to 3.3, inclusive, 4.1, 5.4 to 5.7, inclusive, BE RECEIVED for information.

**Motion Passed**

### 2.3 Update on Subdivision Ambassador Role in Development Services

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

That, on the recommendation of the Director, Development Services, the staff report dated January 6, 2020 entitled "Update on Subdivision Ambassador Role in Development Services" BE RECEIVED for information. (2019-D04/H11)

**Motion Passed**

- 2.5 Application - 1959 Wharncliffe Road South - Removal of Holding Provisions (h, h-100, h-197 and h-198) (H-8923)

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

That, on the recommendation of the Director, Development Services, based on the application by 1640209 Ontario Limited, c/o York Development, relating to the property located at 1959 Wharncliffe Road South, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning for a portion of 1959 Wharncliffe Road South FROM a Holding Residential R8/R9 Special Provision (h\*h-100\*h-197\*h-198\*R8-4/R9-3(13)\*H32) Zone TO a Residential R8/R9 Special Provision (R8-4/R9-3(13)\*H32) Zone. (2019-D09)

**Motion Passed**

- 2.6 Appeal of Consent Authority Decision on Consent Application B.056/18 - 16 Berkley Crescent

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

That, the City Solicitor and Managing Director, Development and Compliance Services and Chief Building Official BE DIRECTED to provide legal and planning representation at the Local Planning Appeal Tribunal Hearing to support the decision of the Consent Authority, in response to the letter of appeal to the Local Planning Appeal Tribunal, dated September 6, 2019, and submitted by Analee J.M. Baroudi on behalf of Bernadette Green, relating to the consent application concerning the property located at 16 Berkley Crescent. (2019-D09)

**Motion Passed**

- 2.7 Draft Plan of Subdivision - Three Year Extension - Richardson/Middleton Subdivision - 146 and 184 Exeter Road 39T-15501

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

That, on the recommendation of the Director, Development Services, 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 Sifton Properties Limited (File No. 39T-15501), prepared by Stantec Consulting and certified by Jeremy Matthews (Project No. 161401268, dated December 22, 2016), as redline amended, which shows twenty-two (22) low density blocks, six (6) medium density blocks, one (1) school block, one (1) park block, four (4) multi-use

pathway blocks, one (1) open space block, one (1) future road block, eleven (11) 0.3 m reserves and road widenings, all served by one (1) new secondary collector road/neighbourhood connector, and ten (10) new local roads/neighbourhood streets SUBJECT TO the conditions contained in Schedule "A" appended to the staff report dated January 6, 2020. (2019-D09)

**Motion Passed**

- 2.8 Request for Council Resolution, under section 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13 - 3425 Emily Carr Lane (1160 Wharnccliffe Road South) 39T-16508

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

That, on the recommendation of the City Clerk, the staff report dated January 6, 2020 and entitled "Request for Council Resolution, under section 45(1.4) of the *Planning Act, R.S.O. 1990, c. P.13* – 39T-16508, 3425 Emily Carr Lane (1160 Wharnccliffe Road South)" BE RECEIVED for information. (2019-D13)

**Motion Passed**

- 2.4 Candidate Approval for the Urban Design Peer Review Panel

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

That, on the recommendation of the Director, Development Services, the following candidates BE APPROVED for the positions, listed below, on the Urban Design Peer Review Panel:

- a) Tim Wickens – Position of Architect;
- b) Leo Xuan-Yi Lin– Position of Architect; and,
- c) Michael Davis – Position of Planner;

it being noted that the Planning and Environment Committee heard a verbal delegation from M. Wallace, Executive Director, London Development Institute, with respect to this matter. (2019-D32/H11)

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

**Motion Passed (6 to 0)**

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

That M. Wallace, Executive Director, London Development Institute, BE GRANTED delegation status with respect to candidate approval for the Urban Design Peer Review Panel.

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

**Motion Passed (6 to 0)**

**3. Scheduled Items**

3.1 Demolition Request and Heritage Alteration Permit Application - 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District

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

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the demolition of the existing building and approval for a proposed building, as described in the staff report and shown in Appendix D, on the property located at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- a) buff brick be used for the exterior cladding of the proposed building;
- b) a painted wood front door be used for the proposed building;
- c) parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- d) 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;
- e) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,
- f) prior to any demolition, the property owner BE REQUIRED to submit full building permit drawings;

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-R01)

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

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.2 Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East

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

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the heritage listed property located at 2325 Sunningdale Road East:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,
- b) the property located at 2325 Sunningdale Road East BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2019-R01)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Hopkins  
Seconded by: A. Kayabaga

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Hopkins  
Seconded by: A. Kayabaga

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.3 Application - 1830 Wharncliffe Road South (Z-9107)

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

That, on the recommendation of the Director, Development Services, based on the application by 2594722 Ontario Inc., relating to the property located at 1830 Wharncliffe Road South, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Restricted Service Commercial (h-17\*RSC1/RSC4) Zone TO a Holding Associated Shopping Area Commercial Special Provision (h-17\*ASA1/ASA2(\_)/ASA3(\_)) 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 amendment is consistent with the Provincial Policy Statement, 2014;
  - the recommended amendment is in conformity with the in-force polices of The London Plan, including but not limited to, the Shopping Area Place type policies;
- the recommended amendment is in conformity with the in-force polices of the 1989 Official Plan, including but not limited to, the Wonderland Road Community Enterprise Corridor;
- the recommended amendment is in conformity with the in-force polices of the Southwest Area Secondary Plan, including but not limited to, the Wonderland Road Community Enterprise Corridor;
  - the recommended amendment provides additional uses that are appropriate and compatible with the surrounding area and provides an increased opportunity to effectively utilize the proposed multi-use building on the rear portion of the subject lands; and,
  - the existing building, proposed buildings and on-site parking are capable of supporting the requested commercial uses without resulting in any negative impacts on the abutting lands. (2019-D09)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: J. Helmer

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Kayabaga

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.4 Application - 1297 Wharncliffe Road South (Z-9106)

Moved by: S. Turner

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, based on the application by Dalmar Motors Volkswagen, relating to the property located at 1297 Wharncliffe Road South, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM Holding Office (h\*11\*h-63\*h-95\*h-100\*h-104\*h-138\*OF7) Zone TO Restricted Service Commercial Special Provision (RSC1(\_\_)/RSC2/RSC3/RSC4/RSC5) Zone;

it being noted that Site Plan matters identified during the public process include use of decorative pavers for new vehicle display areas abutting the street; landscape buffers between parking areas and abutting residential development; noise; site access; lighting; and stormwater servicing;

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 policies of the Provincial Policy Statement, 2014;
- the recommended amendment is in conformity with the in-force and effect policies of The London Plan, including but not limited to the Commercial Industrial Place Type;
- the recommended amendment is in conformity with the in-force and effect policies of the 1989 Official Plan, including but not limited to the Auto-oriented Commercial Corridor designation; and,
- the recommended amendment in conformity with the in-force and effect policies of the Southwest Area Secondary Plan. (2019-D09)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.5 Application - 635 Wilton Grove Road (Z-9110)

Moved by: E. Holder

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, based on the application by LIUNA 1059 Training Fund Management Inc., relating to the property located at 635 Wilton Grove Road, the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial (LI1) Zone TO a Light Industrial Special Provision (LI4( )) 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 amendment is consistent with the Provincial Policy Statement, 2014;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Light Industrial Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Light Industrial designation; and,
- the recommended amendment conforms to the Southwest Area Secondary Plan. (2019-D09)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: E. Holder

Seconded by: S. Turner

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.6 Lots 50, 51 and 61 and Lots 62 through 89, inclusive, Registered Plan 33M-768 (Formerly 810 Westdel Bourne) (Z-9123)

Moved by: A. Hopkins

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Colin McClure (Norquay Developments), relating to lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768 (formerly 810 Westdel Bourne), the proposed by-law appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Residential R1 (R1-4) Zone TO a Residential R1 Special Provision (R1-4( )) Zone, and FROM a Residential R1 (R1-8) Zone TO a Residential R1 Special Provision (R1-8( )) Zone;

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

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2014, as it promotes efficient

development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;

- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning amendment conforms to the policies of the (1989) Official Plan, including but not limited to the Low Density Residential designation; and,
- the recommended special zone provisions are appropriate and compatible with character of existing and planned low density residential development in the surrounding neighbourhood. (2019-D09)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.7 Hamilton Road Corridor Planning Study (OZ-8997)

Moved by: A. Hopkins

Seconded by: S. Turner

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Official Plan and Zoning By-law amendment application by The Corporation of the City of London, relating to the properties located near the Hamilton Road Corridor, generally between Bathurst Street and Highbury Avenue, as identified in Appendix "A" appended to the staff report dated January 6, 2020:

a) the proposed by-law appended to the staff report dated January 6, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on January 14, 2020 to amend Chapter 10 of the Official Plan (1989) TO ADD a Specific Area Policy for the lands along the Hamilton Road Corridor as identified in Appendix "B";

b) the proposed by-law appended to the staff report dated January 6, 2020 as "Appendix "C" BE INTRODUCED at a future Municipal Council meeting to amend the Official Plan (The London Plan, 2016) at such time as Map 1 and Map 7 are in full force and effect, TO ADD a Specific Policy to the Neighbourhood Place Type and to Map 7 – Specific Policy Areas;

c) the proposed revised, attached, by-laws relating to Appendix “D”, BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b)), to amend the existing zoning of the properties identified in Appendix “D” which includes a variety of zones TO the zoning as identified in Appendix “D” to allow for an expanded range of permitted uses, an increase in permitted height, to make it easier to combine lots to create larger parcels, and to require certain design elements to ensure fit;

d) pursuant to Section 34 (17) of the *Planning Act*, no further notice be given as the amendment relates to permitting, not requiring, commercial uses on the ground floor for apartment uses in Areas 1 and 3;

e) the proposed by-law appended to the staff report dated January 6, 2020 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in parts a) and b)), to amend the existing Parking Standard Area of the properties identified in Appendix “E” which includes properties in Parking Standard Area 2 and Parking Standard Area 3 TO Parking Standard Area 1, as identified in Appendix “E”; and,

f) the proposed by-law appended to the staff report dated January 6, 2020 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to amend Zoning By-law Z-1 to ADD a definition for “façade openings”, as identified in Appendix “F”;

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 noted that the Planning and Environment Committee reviewed and received a communication from A. Johnson, 36 Pegler Street, with respect to this matter;

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

- the recommended action is intended to encourage the continued revitalization of the Hamilton Road Corridor, making it easier for property owners to use existing buildings or redevelop properties. The recommended action implements several recommendations from the Hamilton Road CIP, and addresses many of the challenges property owners have identified that make it difficult to use their properties. Certain urban design requirements have also been added to ensure that future development fits with its context and supports the development of portions of Hamilton Road as a main street. (2019-D09)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

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

##### **4.1 1st Report of the Advisory Committee on the Environment**

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

That, the following actions be taken with respect to the 1st Report of the Advisory Committee on the Environment, from its meeting held on December 4, 2019:

a) A. Lockwood, Urban Designer, BE ADVISED that the City of London Climate Change Action Plan should be incorporated into this and any future Urban Design Guidelines, specifically, taking advantage of public parking lot space to install solar panel canopies; it being noted that the Notice of Planning Application, dated November 21, 2019, from A. Lockwood, Urban Designer, with respect to an Official Plan Amendment related to the City-Wide Urban Design Guidelines, was received;

b) the "8.0 - Recommendations" section of the Cycling Master Plan Review Working Group Report of the Cycling Advisory Committee, as appended to the agenda, BE REFERRED to the Energy Sub-Committee for review and a report back to the Advisory Committee on the Environment in January 2020;

c) the expenditure of up to \$300.00 from the 2019 Advisory Committee on the Environment (ACE) budget BE APPROVED to print copies of the Pollinator Friendly Gardens flyer, as appended to the agenda; it being noted that the ACE has sufficient funds in their 2019 budget to accommodate this expenditure; and,

d) clauses 1.1 and 1.2, inclusive, 2.1 and 2.2, inclusive, 3.1 and 3.2, inclusive, 3.4 to 3.8, inclusive, 5.2 and 5.4 BE RECEIVED for information.

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

**Motion Passed (6 to 0)**

#### **5. Deferred Matters/Additional Business**

None.

#### **6. Confidential**

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

That 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

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

6.2 Solicitor-Client Privilege/Litigation or Potential Litigation

This report can be considered in a meeting closed to the public as the subject matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Local Planning Appeal Tribunal("LPAT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

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

**Motion Passed (6 to 0)**

The Planning and Environment Committee convenes, In Closed Session, from 7:08 PM to 7:28 PM.

**7. Adjournment**

The meeting adjourned at 7:29 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Demolition Request and Heritage Alteration Permit Application – 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District

- Councillor Turner: Thank you Madam Chair, really quickly through you to Mr. Gonyou, thank you, the report was excellent. I learned a lot reading through it, both the staff report and the consultant's report, I think, were great examples here. My question is, in this circumstance, having read through this, it seems a lot of the support for the recommendation for the demolition permit is based on the fact that there will be a building that's consistent with the neighbourhood character that's being proposed. In absence of that proposal would the demolition permit be recommended?
- Mr. K. Gonyou, Heritage Planner: Through the Chair, I think it's always staff's preference to not see vacant lots within our Heritage Conservation Districts as what we really are trying to protect is what makes those places unique and that can be its buildings but it's also the relationship of the buildings and streetscapes and how all of those pieces fit together and when you are missing an eye tooth it really does leave a blank slate that needs to be filled so it is our preference, in this instance, especially but in situations where we're trying to consider a demolition that mitigation by a sympathetic and appropriately designed new building can achieve some mitigation of those losses that we're seeing with the destruction of a contributing resource.
- Councillor Turner: Thank you and through you Madam Chair a quick follow-up. In other questions where we've taken a look about the demolition versus construction and that gap in period of time or perhaps that somebody doesn't come forward with something they may have proposed it but it doesn't actually get built and so the demolition occurs and then there's just a perpetual, do we have any safeguards in place to ensure that this would move forward? I think one of the things that we floated before was that the demolition permit would be contingent upon pulling a building permit, for example, are those opportunities that are available for us in this circumstance?
- Mr. K. Gonyou, Heritage Planner: Through the Chair, my colleagues in the Building Division might be able to respond more specifically but it's my understanding that there are those assurances that once the building is lost that the city can compel the construction of the new building, we do rely on the promise of the property owner to execute that and just to draw a similarity in the Old East Heritage Conservation District we did see some demolitions about two years ago and both of those buildings are under construction on English street near the future Lorne Avenue park so we're very hopeful to see that this will be executed, it does often take time in between the demolition and before a building permit is constructed. I would love to see some more reassurances but maybe my colleagues in Building can respond more specifically.
- Mr. G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official: Through the Chair, under the *Building Code Act*, the *Heritage Act* is applicable law but it's really with respect to the demolition of the building it is not with respect to the construction of the new. I do recall though, in some certain circumstances, we did use language for designated buildings where we had conditions of demolition where we tied the demolition, we didn't issue the demolition permit until such time as they applied for a building permit so you could put in, we have been very careful how the language is read. I was actually trying to find it while you were talking and so maybe I could find that clause if you're interested in inserting that clause we could put that in and have that ready for you for Council.

- Councillor Turner: Thank you both. Through you Madam Chair, I think that was something we looked at the Downtown HCA and so if there's language that could mimic that that would be helpful and I think it might be appropriate in the circumstance given the context of where the report led us. Thank you.
- Councillor Kayabaga: Thank you. Through you Madam Chair, I also wanted to comment on the report, how great and informational it was, it was really well put out and it gave a lot of information. I did have one question that I was asking myself the whole time I was reading it. Is the current applicant for this proposal is the same person who owns the property that was neglected?
- Mr. K. Gonyou, Heritage Planner: Through the Chair it's my understanding the current property owner purchased the property in 2018 in the summer, I believe, at which time the discussions leading us towards this meeting tonight had started to occur, there was some property standards issues as you can understand and also the time it takes to prepare a detailed Heritage Impact Assessment that you saw appended to the staff report do take time to prepare.
- Councillor M. Cassidy: Any other technical? Councillor Kayabaga.
- Councillor Kayabaga: Thank you. Thank you for clarifying that. I think for me that was really important to know because this has been a huge conversation in the Ward and in the neighbourhood as well and so I appreciate that you know they're proposing to put this type of building and using the heritage aspect as well as the building had been neglected but I'm just curious to know, just kind of following up on what the comments that LACH made, I one hundred percent agree that this is very regrettable that we have to get to this place and this kind of goes back to where my motion was the last time to make sure that we are following up and we're doing something about these heritage, you know, buildings and the houses are in Heritage Districts, to make sure that they're up to standards and we don't have to do demolition by neglect. Thankfully this is something that's going to replace but my other question around this is how are we making sure that we're not going to wake up with a whole neighborhood full of just buildings that are replacing the heritage buildings or houses there not being conserved if I can say and I worry that we're going to get a lot of these types of applications. Although I support it and I think it's a great, it's good that we are putting something there we are not just leaving the lot empty but how are we going to make sure that this is something that's not going to keep happening. You know, falling back on what LACH's comments were how are we doing? I know we said we're going to bring a report back and I think that was through Mr. Kotsifas's department to the actions that we are going to take. As great as this is I want to see more action taken to make sure that we are we are preserving and protecting our heritage and we don't have to keep resorting to stuff like this otherwise we're just telling everybody this is what we're going to start doing and everybody's going to start applying. I mean it's business and it's, I don't know, I want to hear more on what are the measures that were willing to take to make sure that we are protecting these Districts in the Heritage Districts and buildings and houses in our city. It's really important to a lot of people in our community and myself included so I wanted to hear that piece on that and this sounds like a good solution but this could also turn into a bad solution if everybody decides to do the same thing. Through you Chair.
- Councillor Cassidy: I will let Mr. Gonyou answer that. It's not technically, in my opinion, a technical question pertinent to this particular application. It is to the broader issue but I thought maybe it could come up after the PPM but I will let Mr. Gonyou answer that or whoever, Mr. Barrett.

- Mr. G. Barrett, Manager, Long Range Planning and Sustainability: Through the Chair, as Councillors noted, there has been a request that we look at this issue as it relates to property standards in Heritage Districts and heritage properties and that report is going to be coming forward so we are working on that. As relates to this instance an application can be made it's going to go through this process and so any application for a Heritage Alteration Permit has a process that goes to Council who gets to see consider each of those applications on their merits. The issue of how we deal with the preservation of these structures from the property standards perspective is a larger issue which is being looked at and another report will be coming forward on that.
- Councillor Cassidy: Thank you. Any other technical questions? I'll go to the public now. Is there any member of the public who would like to speak? Would you like to speak to this? No? You are just here to hear it. Anybody who wishes to make a comment or ask a question in the Gallery? I am not seeing any so I will look for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – 1830 Wharnccliffe Road South (Z-9107)

- Councillor Cassidy: Before I do that I will look to the Gallery to see if anyone is here for this item? Mr. Kirkness, anyone else? Any members of the public here to hear about 1830 Wharnccliffe Road South? I'm not seeing any so Committee are you interested – Councillor Turner.
- Councillor Turner: Thank you Madam Chair. I am interested mostly specifically vis a vis the commercial cap and a bit more explanation so perhaps the presentation could focus on that. That would be helpful.
- Councillor Cassidy: Wonderful. So we will go to Mr. Meksula for a brief presentation with specific focus on the cap there if you don't mind. Go ahead.
- Laverne Kirkness, Kirkness Consulting Limited – Yes I would Madam Chair. Only to say that the owner is a gentleman by the name of Ayman Shanaa who is not in the country at this point; he will be coming back from vacation, Christmas vacation, he wanted to be here, he wanted to also have me thank the Planning Committee or the planning staff for putting this positive report, basically responds a hundred percent of what we applied for. We were really just trying to catch the zoning up to other properties to the north and to the northeast to this A.S.A. zone as opposed to the more restricted Restricted Service Commercial zone, so really it is a catch up on the zoning. I suppose if the City's new Zoning By-law was in hand we'd be getting something very similar any way but that's quite a few months off I expect so we would hope that the Planning Committee would accept the planning staff supported recommendation to our application and I would be glad to try and answer any questions you might have. Thank you.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – Application – 1297 Wharncliffe Road South (Z-9106)

- Councillor Cassidy: Before I do that I will look to the Gallery to see if anyone is here for this item? Is there anyone in the Gallery here for – yes – are you the applicant? You are the applicant. Anybody else to hear 1297 Wharncliffe Road South? I'm not seeing any. So I am looking to Committee, do we want a full staff report or presentation on this item? I'm not seeing that so Ms. Lowery if you could just do a brief one or two minute introduction that would be great.
- Councillor Turner: You'll get it eventually. Thank you Madam Chair. My question was just around the vehicle loading and unloading areas and the second question was with respect to having a new auto corridor, this was a holding office area before. I'm recognizing further to the northeast there's a number of auto retailers, have we designated auto retail strips? There's one, there's a few of them in the city, this one seems to be the most recent one and I don't know if we contemplate the length or the extent to which those expand or can pose any limits on those.
- Mr. Tomazincic, Manager, Current Planning: Thanks Madam Chair. I just want to get a history of the Office zoning, it was, it was almost a fleeting zone, it was zoned Office under the Area Plan and then through the five year review prior to SWAP it was then rezoned to restrict, it was redesignated, I'm sorry, to restrict the service commercial but that zone still applied although the designation had changed so we had a non-conforming issue. So, in fact, the change in zoning now was more consistent with a longer term vision for this corridor. There was, there was no intention to create a golden auto mile on this specifically for that with the exception that the designation would permit that and there's some the agglomeration of economies, that's my Economics degree kicking in, where some of these competitors who locate near each other actually have benefits and that's what we have food courts as well with everyone gathering in one area and I think that's just what's being sustained here through the market is, is this agglomeration of auto dealers but none tend to be just solely an auto dealer golden auto mile.
- Councillor Turner: Thank you. Yeah I guess I was wondering if there were limits I would imagine at some point you want to say that's kind of the end in terms of the perimeter of what that, that Auto Commercial would be. We've got the further south, er, further north on Wharncliffe now for East London on Dundas East there's one as well. This almost bounds, if you were to continue over to Hully Gully at Wharncliffe and Wonderland so the potential there is to continue doing that type of use recognizing there is only so many brands of cars but. Okay, the second question was with respect to, to car carrying trucks, I know, through experience I recognize that there's fairly significant traffic impact and visibility impacts associated with those commercial haulers unloading on the street itself. Will there be any contemplation of where the loading and unloading of vehicles will happen? Will it happen on the street or does it end up going around on to Bradley and then taking up a fair amount of street? Will be have traffic conditions in place to restrict where that operation can occur?
- Ms. C. Lowery, Planner II: Through you Madam Chair, the site is large enough to accommodate that kind of activity on site, that said, that's more of a site planning matter than the rezoning stage; however, perhaps the applicant has, has plans in mind for how that will function on site and could speak to that a little better than I could.

- Councillor Cassidy: Actually it's a good segue, I'll go to the applicant. Do you, do you wish to comment on this application? Do you have an answer to the Councillor regarding the loading and offloading of vehicles?
- Applicant: At this time that hasn't been determined but the intent would be to do it on site not on Bradley or Wharnccliffe.
- Councillor Cassidy: Thank you. Any other technical questions? Any members of the public looking to speak, provide comments, ask questions about this application? I'm not seeing any so I need a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.6 PUBLIC PARTICIPATION MEETING – Lots 50, 51 and 61 and Lots 62 through 89, inclusive, Registered Plan 33M-768 (Formerly 810 Westdel Bourne) (Z-9123)

- Councillor Cassidy: And before we begin are there any members of the public here for this item? Yes. Are you the applicant? You are the applicant. Any other members of the public here? So I look to Committee do we need a full presentation on this item? I see a lot a lot of shaking heads. So Mr. Mottram, if you could just give one or two minute brief synopsis of this thing. Thanks very much Mr. Mottram. Any technical questions? Councillor Hopkins.
- Councillor Hopkins: Yes, a quick technical question through you Madam Chair to staff about the construction route. I noticed Kains Road looks like it appears to be opening up and if there's going to be any changes to the construction route I know there's a number of people that live in this area too and the challenges of living in a construction area is always challenging but if you could add a little bit more if there are going to be different routes opening up?
- Larry Mottram, Senior Planner: The public road access is currently available now, it has opened up at the intersection of Oxford Street West and Kains Road. This is a limited access with rights in and rights out so it does provide for a construction access. The designated construction access for the entire Phase 2 subdivision was always intended to be Linkway Boulevard at Westdel Bourne, that would, that is now also opened up and the contractors and the sub-trades have been instructed by Norquay to use those routes, they're not to use a cut through route through the Kains Road Phase 1 subdivision.
- Councillor Hopkins: Thank you for that clarification.
- Councillor Cassidy: Any other technical questions? No. To the applicant, do you wish to speak or are you good with the staff recommendation? Oh, go ahead to the microphone. If you could state your name and if you're comfortable your address and you'll have 5 minutes max.
- Colin McClure: I work for Norquay Developments and made this application on behalf of West Kains Land Corp., our address is 300 Wellington Street South. Just wanted to say thank you to staff and of course I agree with their recommendation and my first Zoning By-law Amendment and Larry was helpful in answering all of my plethora of questions so thank you very much.
- Councillor Cassidy: Thank you. So I'll go to members of the public to see if anybody would like to comment on this application? I'm not seeing any indications of interests so I will go back to Committee to close the public participation meeting.

## Appendix D – Amendments to Zoning By-law Z-1

### Area 1 in Appendix “A”

Bill No. (number to be inserted by Clerk’s Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located along the Hamilton Road Corridor.

WHEREAS The Corporation of the City of London applied to rezone an area of land located along the Hamilton Road Corridor, as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk’s Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1-399, 60-384, 603-945, 610-940 Hamilton Road, 453 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, and 123 East Street, as shown on the attached maps, comprising part of Key Map Nos. A107 and A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )H13).
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
    - a) Permitted Uses
      - i) Any uses permitted in the BDC1 or BDC2 zone variations.
      - ii) Apartment buildings, including dwelling units on all portions of the ground floor.
    - b) Regulations
      - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
      - ii) Building Entrances A building entrance will be located on Hamilton Road.
      - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
      - iv) Notwithstanding ii) and iii), for the property at 495 Horton Street:
        - a. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.

- b. The lot line abutting Horton Street shall be interpreted as the front lot line.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

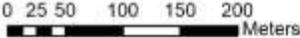
Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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

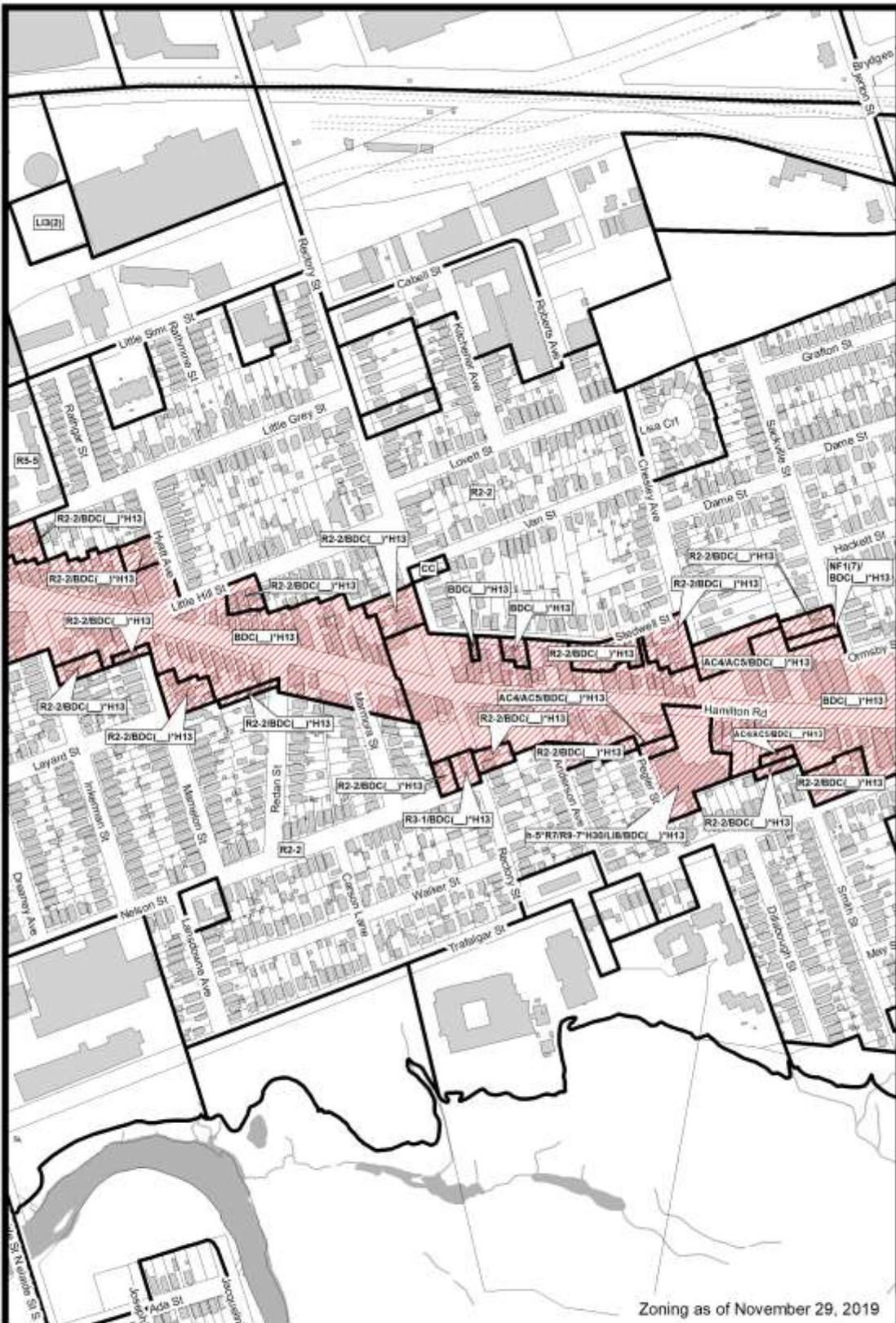


Zoning as of November 29, 2019

<p>File Number: OZ-8997 Map 1                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:5,000</p> <p> Meters</p> <p></p>
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-8997 Map 2                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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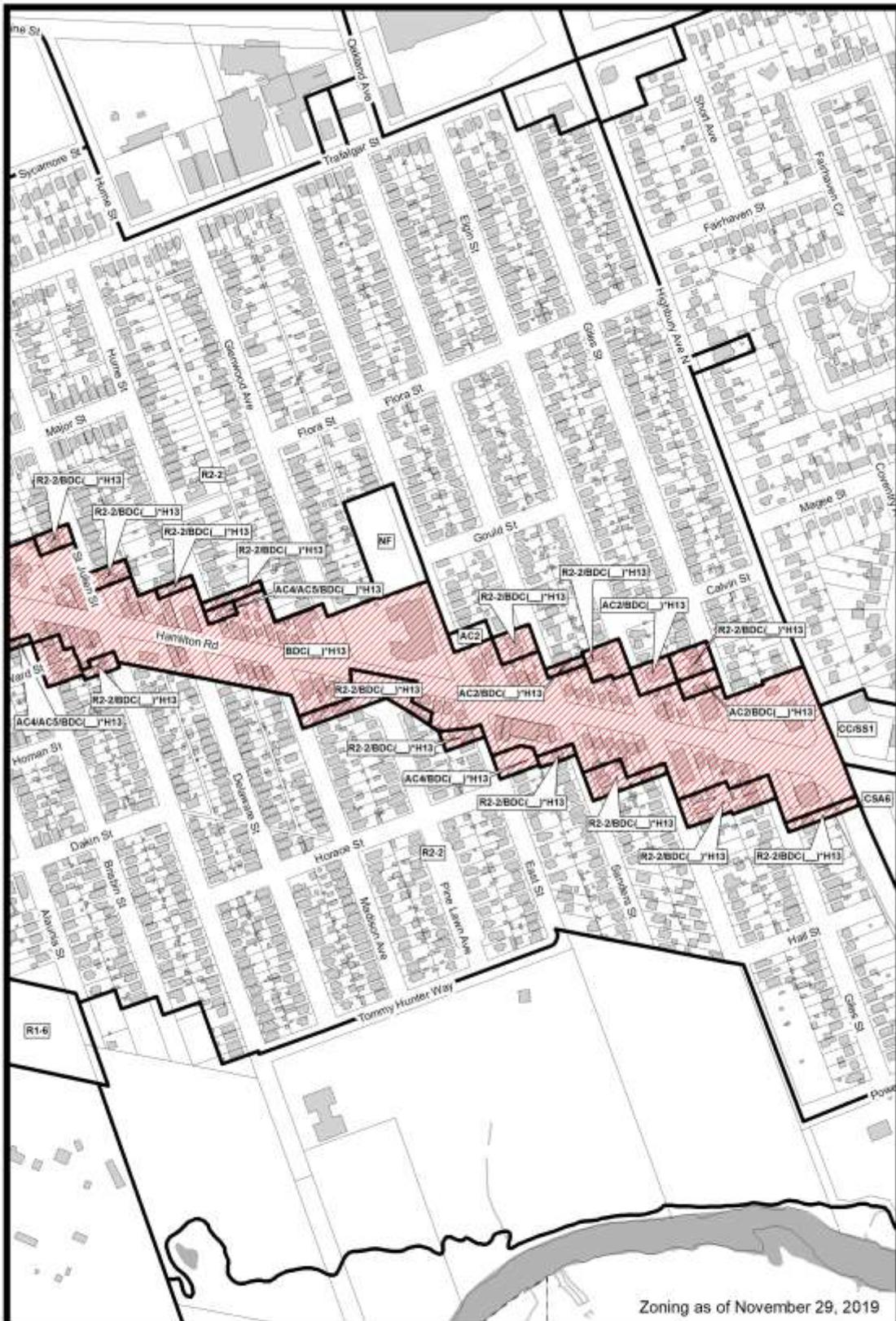
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-8997 Map 3                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-8997 Map 4                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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**Area 2 in Appendix “A”**

Bill No.(number to be inserted by Clerk’s Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located along the Hamilton Road Corridor.

WHEREAS The Corporation of the City of London applied to rezone an area of land located along the Hamilton Road Corridor, as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk’s Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, as shown on the maps attached to this by-law, comprising part of Key Map No. A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )H13).
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, as shown on the attached maps, comprising part of Key Map No. A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )H13).
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
    - a) Permitted Uses
      - i) Any uses permitted in the BDC1 or BDC2 zone variations
    - b) Location of Permitted Uses
      - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above
    - c) Regulations
      - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
      - ii) Building Entrances A building entrance will be located on Hamilton Road.
      - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.

- iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.
- v) Notwithstanding ii), iii) and iv), for the property at 209 Egerton Street:
  - a. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
  - b. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
  - c. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

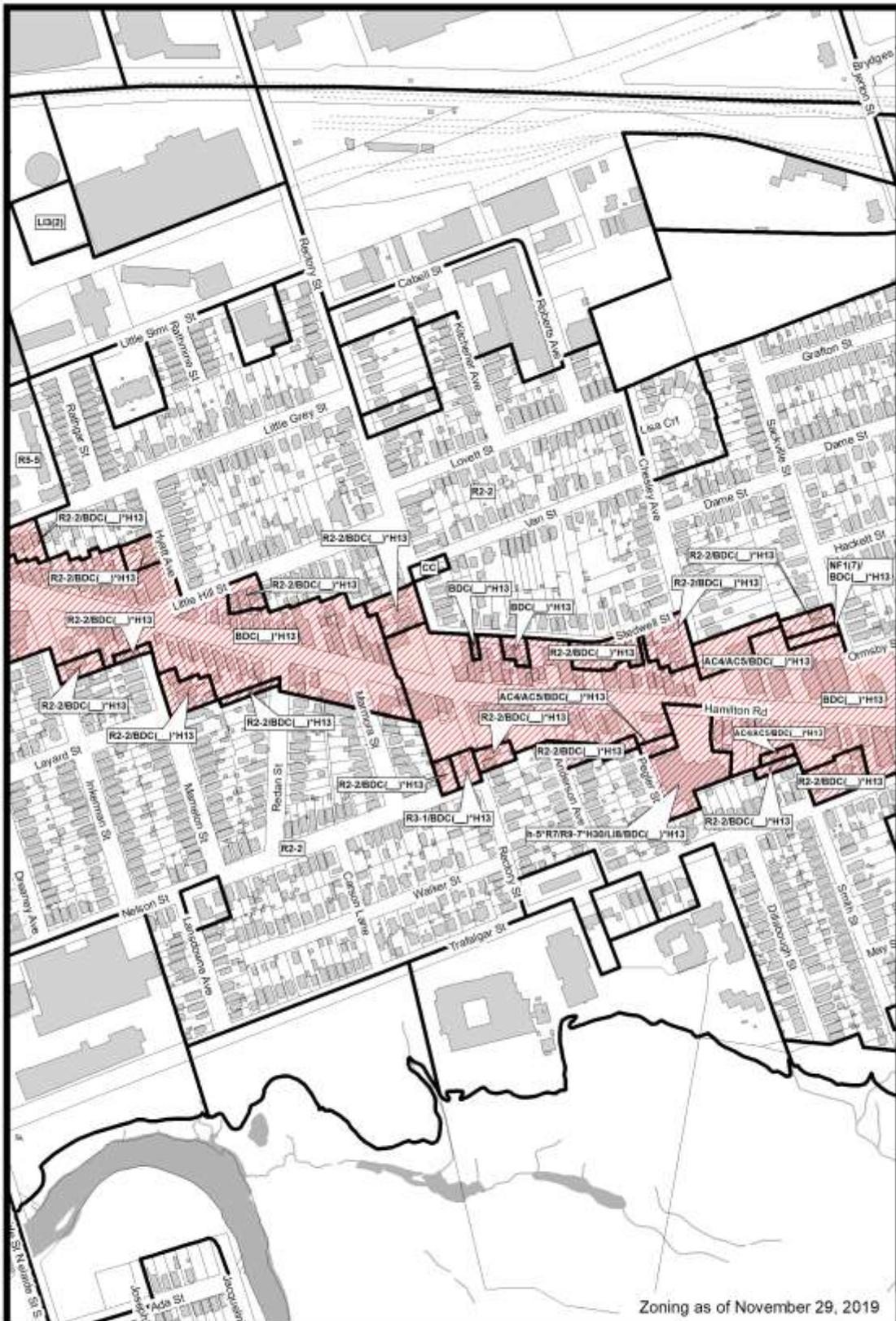
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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



<p>File Number: OZ-8997 Map 2                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-8997 Map 3  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

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**Area 3 in Appendix “A”**

Bill No.(number to be inserted by Clerk’s Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located north and south of the Hamilton Road Corridor.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located to the north and south of the Hamilton Road Corridor, as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk’s Office) this rezoning will conform to the Official Plan;

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

1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, and 129-137 Giles Street, as shown on the attached maps, comprising part of Key Map Nos. A107 and A108, from the existing Residential R2 (R2-2) Zone to a Business District Commercial Special Provision Zone (BDC( )H13).

2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

) BDC( )H13

a) Permitted Uses

i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.

ii) Apartment buildings, including dwelling units on all portions of the ground floor are permitted if the building fronts onto Hamilton Road.

b) Regulations

i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.

ii) Building Entrances A building entrance will be located on Hamilton Road.

iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.

iv) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping.

- v) Notwithstanding a) i), and c) ii) and iii), for the property at 485 Horton Street:
  - a. Any uses permitted in the BDC1 or BDC2 zone variations, are permitted if the building fronts onto Horton Street.
  - b. Apartment buildings, including dwelling units on all portions of the ground floor, are permitted if the building fronts onto Horton Street.
  - c. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.
  - d. The lot line abutting Horton Street shall be interpreted as the front lot line.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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



File Number: OZ-8997 Map 1  
Planner: MK  
Date Prepared: 2019/12/09  
Technician: MB  
By-Law No: Z.-1-

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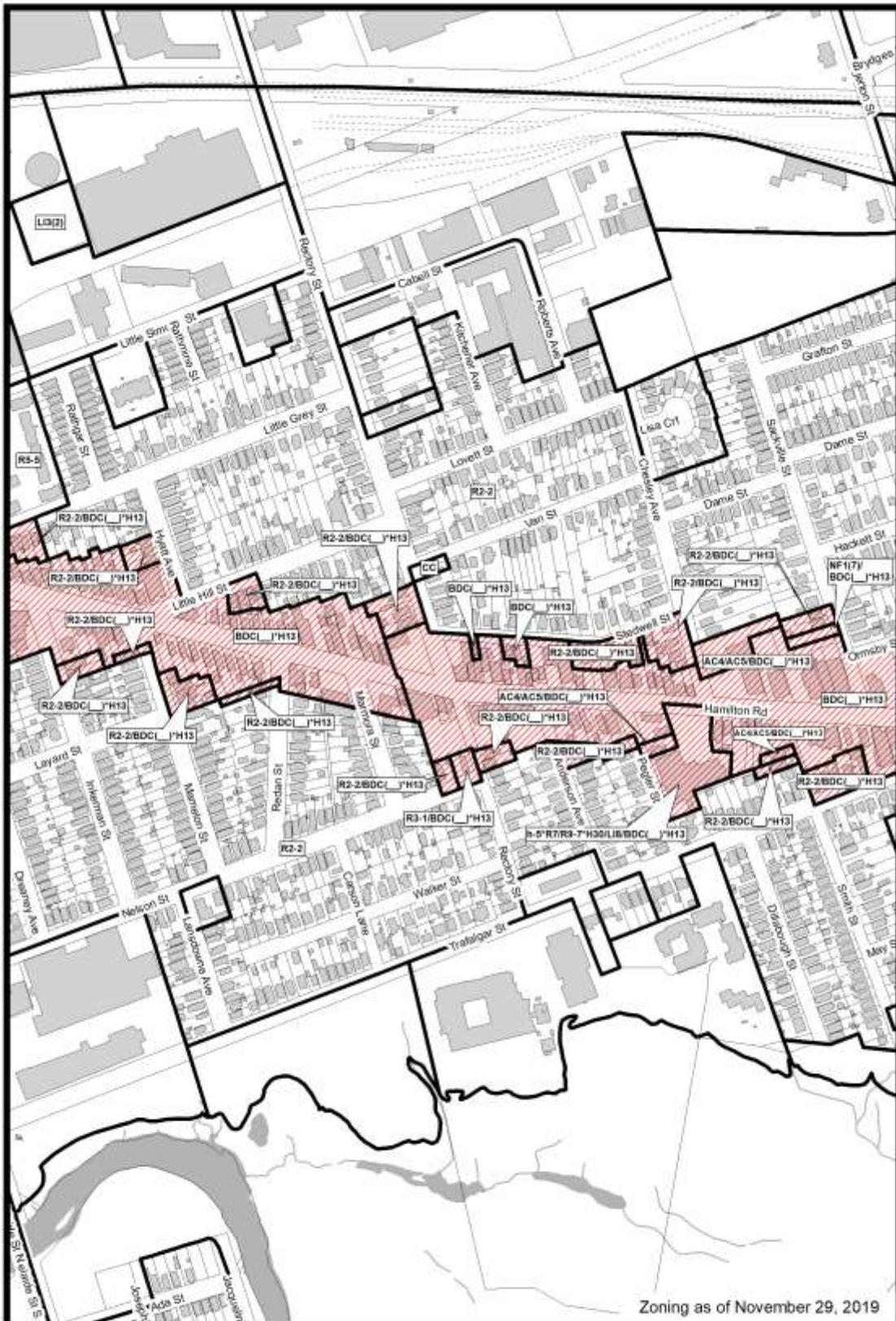
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



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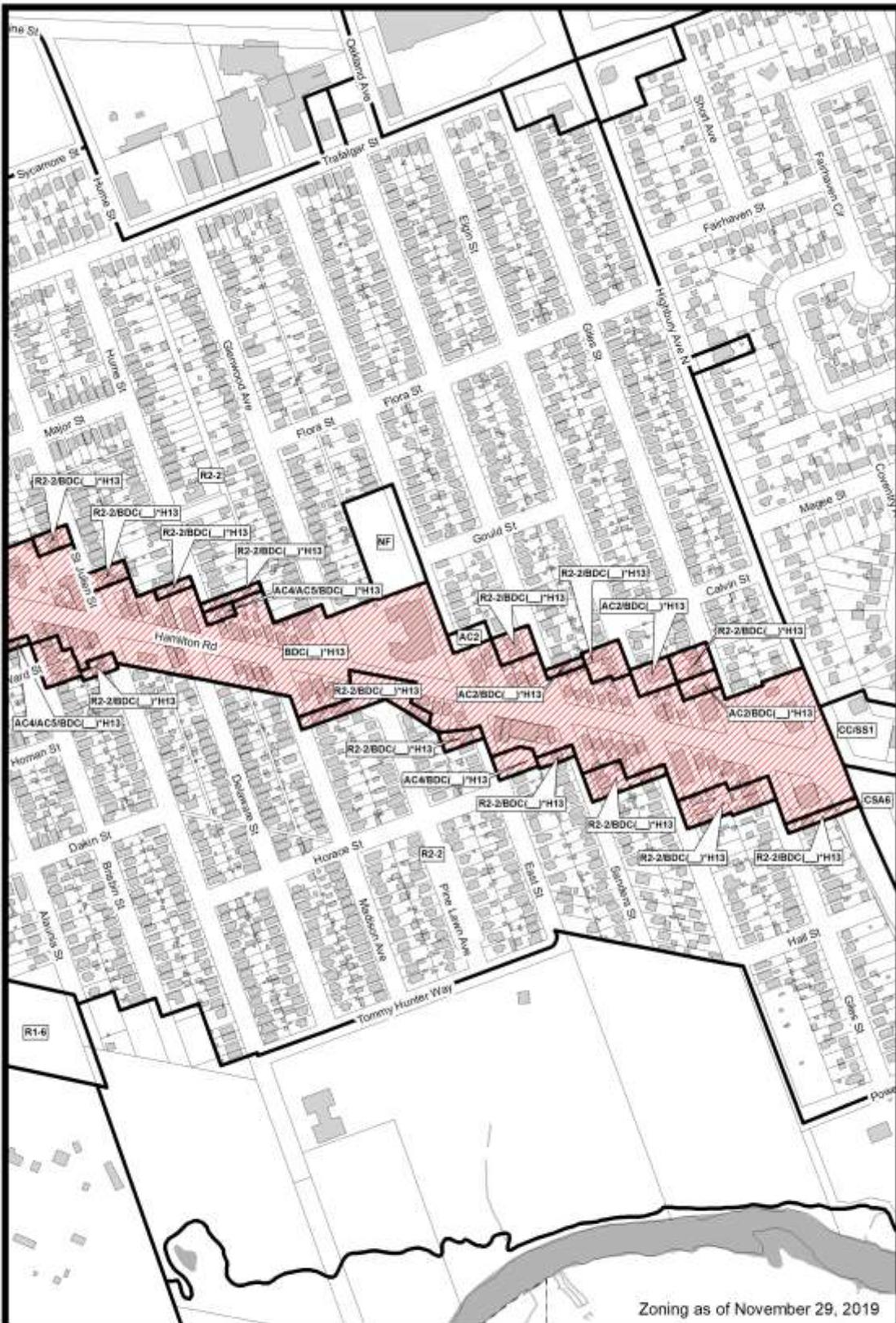
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-8997 Map 3 Planner: MK Date Prepared: 2019/12/09 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of November 29, 2019

File Number: OZ-8997 Map 4  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters



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**Area 4 in Appendix “A”**

Bill No.(number to be inserted by Clerk’s Office)  
2020

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located north and south of Hamilton Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located north and south of the Hamilton Road Corridor as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk’s Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street, as shown on the attached maps comprising part of Key Map No. A108, from the existing zoning (various) to add a Business District Commercial Special Provision (BDC( )H13) Zone to the existing zoning.
- 2) Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:
  - ) BDC( )H13
    - a) Permitted Uses
      - i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.
    - b) Location of Permitted Uses
      - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above.
    - c) Regulations
      - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
      - ii) Building Entrances A building entrance will be located on Hamilton Road.
      - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
      - iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.

- v) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping
- vi) Notwithstanding a) i), and c) ii), iii) and iv), for the properties at 197, 217-227 Egerton Street:
  - a. Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Trafalgar Street.
  - b. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
  - c. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
  - d. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

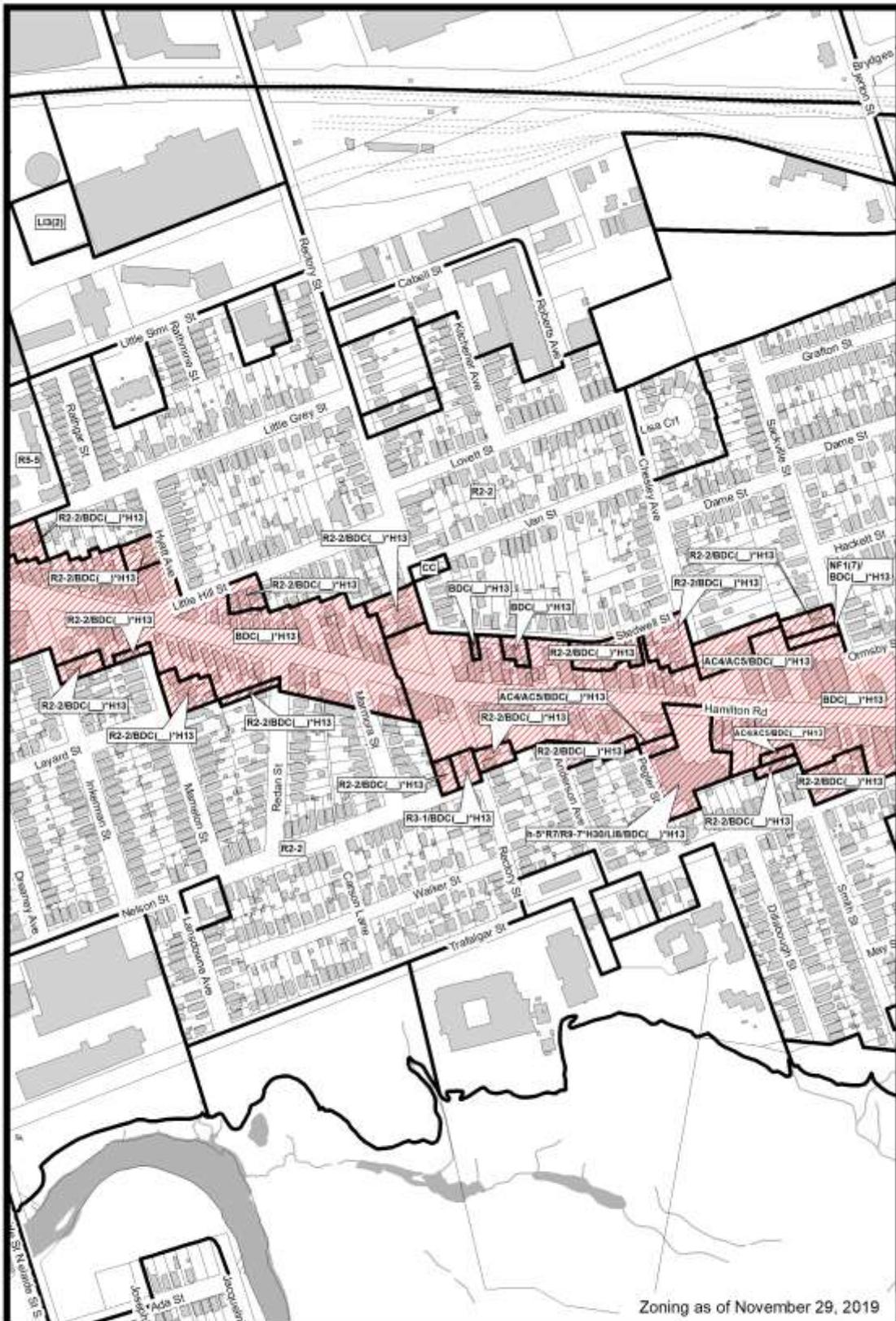
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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



<p>File Number: OZ-8997 Map 2                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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Geobase

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



<p>File Number: OZ-8997 Map 3                  Planner: MK                  Date Prepared: 2019/12/09                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.7 PUBLIC PARTICIPATION MEETING – Hamilton Road Corridor Planning Study (OZ-8997)

- Councillor Cassidy: And we will have a staff presentation on this item. Welcome Mrs. Knieriem. Go ahead. Thank you. Mrs. O'Hagan, I believe you wanted to speak. Go ahead.
- B. O'Hagan: Thank you Madam Chair. I just wanted to provide a little bit of context for one of the by-laws. While the report and the policy intent in the Urban Corridor section, so area 1 and 3 is to permit but not require commercial on the ground floor of those buildings. I understand the by-law itself is not as clear on that so we would be looking to do a very minor revision to the by-law before it comes to Council to clarify that the intent is to also allow standalone residential apartment buildings.
- Councillor Cassidy: Thank you. Any technical questions from Committee? Okay, any members of the public wish to speak to this item? Step forward, come to the microphones, state your name and your address and you will have five minutes to address the Committee.
- Jim O'Connor, 10 Hyatt Avenue: We believe it is more important and logical to preserve the pleasant industrial or the pleasant residential and well planned historic street than it is to expand an industrial area. Jim Hyatt and Company planned and built this enduring and adequate residential street around the turn of the century. We believe that the configuration of the lots and buildings should conform to what has endured and survived here for more than a century. Thus we object to the destruction of our street by having part of it attached to one part of a planning area and another part of it attached to a different planning area. This maneuver would destroy our street. We object to the destruction of our street by this maneuver. When our house was built in 1904 there were few autos used and needed parking. Now there is a tremendous number of cars in this area and passing through the area so we need more parking not less. Thus we oppose the planning of less parking in the area. There is presently a shortage of parking places and we oppose a reduction in parking requirements which would make a bad problem worse. We believe the existing smaller plots are more appropriate for a residential area. Thus we are opposed to making it easier to combine lots to create large parcels. We are being asked to approve four storey buildings or higher without knowing exactly what they will be used for in this residential area. Some possible uses could be detrimental to others in the area. This brings up the question: should those harmed be compensated and how?
- Chris Haldane, Area Four: I come here today representing Ormsby Street. Back in May, Councillor Michael van Holst explained in one of the meetings that Ormsby Street would not be affected; however, we are all the properties that back onto Hamilton Road and that's not true. I talked to Michael van Holst Friday and he said that they envisioned it being like Wortley Road, Wortley Road doesn't have over twenty thousand cars going down it, it dead ends into York, it dead ends into many, many stop signs before it gets into Commissioners. It, you can, there's ample parking, there's a grocery store there, everybody can walk and use the small businesses. We don't know what kind of businesses are going to go in here that the City Planner was talking about the frontage looking like three story, I'll be backing on to four storeys if there's something there. Currently I back on to three residential properties and there is businesses on our block which is about half and half on Hamilton Road that are businesses, most of them are one storey. There's many, many rentals and also what the Planner said wasn't true, there will be access to the back, there's currently access to the Playtime Cafe further down towards Rectory, people park there, it affects the neighbours there. These are houses that are still up and coming that are turning over and over they are many people's first time houses, they are many people's houses that they finish with. The cycle is over and over and over and with the housing crisis if a lot of these get pushed over and developed a lot

of people are going to be out, there's a lot of duplexes down Egerton, there are duplexes down across from the Tim Horton's, down Hamilton Road. Thus this housing is needed if there's apartments that are coming in five years the rents not going to be the same, there's not going to be the same parking. Carrying the existing reduced parking which serves our neighborhood needs now will negatively affect in the future growth and development surrounding residential neighbors in the future. We currently have a parking lot by-law that suits the present needs but will not be good for the future development. You know we don't know if it's going to be bars or medical centers or three or four story walk-ups. Could be, you know, the way to the developers develop now they put the bottom basement half in the ground so if you look at the developments like across from Pete's Sports there's a four story there that towers over a one story house; right beside that was all family at one point and that is across from the Barracks and Pete's Sports. You know, what kind of development are you guys looking for? It's not specified. The, it's such a broad rezoning and all the properties are unique. My neighbor at the end, you know, his backyard is about thirty feet where the other, the last neighbour, he'll have over one hundred feet. If you have a four storey apartment that's behind the first neighbour how is that fair? They are towering over the one story house with a thirty foot backyard, they will never see the sun again, you'll never have a garden, your kids will play in darkness, it's not a fun area. I've got a young family, I've got a young family next to me on the other side, I have seniors and they've got a four year old granddaughter that comes over and plays on the weekend and stays frequently. They look after her a lot, their son still stays, her father still stays at home. People are staying in the area longer they really need the way it is to be preserved and developed accordingly. Office space is great, we want small business, we want the businesses to do well, having parking lots in the back, to the side is, you know, it's inviting more problems, there's going to be more homeless looking for places, more dumpsters, more machines come. Can you imagine having a waste management machine coming right beside your house at whatever time in the morning to pick up the bin to dump the recycling or garbage because there's a four storey walk-up now that's right beside you. Two properties front to back. People will move out of the area, it'll make it really hard on your property values, it's going to make it even harder if you want to move on, if you don't want to stay there for the rest your life. I most likely will be, we live in an affordable area. Most of the residents will be. [Councillor Cassidy: You have thirty seconds left sir.] When we moved in they are retired, a lot of them are still there. I have, everybody I've talked to on Ormsby Street has signed and put, today, has signed and put their address they oppose the reduction in parking requirements, increasing the maximum building height behind them to thirteen meters and combining lots front to back, not so much side to side but front to back that will really affect the street across and our neighbors across they're going to have lights shining in the windows from people going in and out. We don't want to divide our block, we want proper zoning block by block. Each block is unique, some are shallow some are longer but. Thank you for your time and consideration.

- Stan Goss, 762 Little Hill Street: If you look at item four on the young lady's presentation you will see that our street is completely blanked out on the mapping but its there on the one picture. This gentleman lives on Hyatt Avenue which runs off Little Hill Street, it is a very short street. Try and use our street on Friday afternoons when the Mosque has their thing, try and use Hamilton Road at Inkerman Street when Tim Horton's has its morning rush where everybody has to get their fix. These are some of the places where you want to reduce the parking? These are places where parking should be more required in our neighborhood. Secondly, the door to door investigation that the City did was all on Hamilton Road which is not even fifty percent of the area that's affected. It's fine to run along Hamilton Road where it's mainly businesses or rentals at this point knocking on the doors. What about places like my street, Little Hill Street, Inkerman, Little Grey, which is totally off the map on your pictures, right? These are all the streets that are going to be affected by this reduced parking. We have an example, the corner of Little Hill Street and Hamilton Road, we have our beautiful, which was once a variety store, then just before marijuana became

legal, it was a beautiful drive through for illegal drugs. We can't get them to clean up. Mr. van Holst had calls from my wife on Mother's Day at six o'clock in the morning because we couldn't walk down the street for garbage, it was all over from they just throw it out the window, literally they were throwing in a building that was condemned, they were living there throwing it out and now you want to make more of these industrial buildings taking up the backstreets cutting us off. It doesn't seem realistic to me. Now I know eventually progress will bring bigger buildings and there will be reduced homes in our neighborhood but I don't see why our neighborhood has to be set up to be like this when nobody's come around to us. I mean it's like I say, its fine going down Hamilton Road, knocking on a few doors but what about the houses that are behind where you want to tear down and build these new buildings. I know this is not a year planner or nothing. I understand that, right. What I'm looking at some of the little streets like Stedwall Street, Ormsby Street, when you go along Little Grey Street, Little Simcoe is not affected because it's all industrial down the north side anyways and I think they're down to three homes on the whole street but there is the building, the assisted living building along there. I mean all this has to be factored in rather than just going down the street and saying well we went along the street and there was a few houses on the street or a few homes and they thought it was a good idea. I think we should look further. I think we should look at what the cost is down the road for the homes that are backing on these streets. I know because I've been to some of these meetings before and we are looking at building and, I forget, infrastructure build up stuff, and that's great but we also have to rebuild the kids that are going to Trafalgar and Aberdeen; you make more these traffic or reduce parking areas, we're going to have more traffic on the street. We've got kids going to school for nine o'clock in the morning, coming home at three o'clock in the afternoon and already if you go and I think some of the times when I'm listening to this, the Planners never come out and actually look at the street. Come stand at the corner of Adelaide and Hamilton Road and watch as there is five lanes there, as the traffic guard is trying to get the kids across the street safely. You build more, less parking. I mean and that's a corner where there's parking for every business that's there already has good parking, the Sunny's Variety has parking for four, the Daisy Mart parking has parking for eighteen cars, the new med center has parking for twelve cars, Stu Craft's Auto has parking for over twenty cars, International Bakery has parking for twenty cars and yet, even there, it's crowded. You take down at Inkerman Street and you start building four storey walk-ups there or four storey buildings, where are you going to put these cars? Its fine to say well, let them park on the street but there is no parking on the street. Right. Like I say come out and look at the street during the times of operation. Tim Horton's in the morning it backs up from Inkerman Street some mornings almost to half way between Mamalon Street and Redan Street with people trying to turn in to get a coffee. I just don't see where there's been a lot of foresight or forethought for this type of application when you are going to reduce parking. [Councillor Cassidy: You have about twenty seconds left.] Okay. Thank you.

- Lesley Martelle, 142 Dreaney Avenue: All I want to say is, I agree with everybody else with what they've been saying. The area that I live is just like a little, it's a homey area, there's people, I know my neighbours, we all interact. You start bringing things in that will interfere into our neighbourhood but I don't think it, I think it needs to be looked at a lot further before you do it. I know the gentleman mentioned that cleaning up Hamilton Road, I think that would be a big start. There is, it costs money, I understand and maybe a lot of the people don't have the money, the landlords and things but it needs to be cleaned up, it is kind of grungy walking down Hamilton Road so that might be a place to start and maybe things will blossom from there. The four storey walk-ups isn't going to be the answer and I don't go to Tim Horton's in the morning because it's scary. Thank you.

- Andrea Johnson, 36 Pegler: I am directly behind 497 Hamilton Road which is the Mobil gas station. When I purchased the property three years ago it was adjacent to Bart's Used Cars which was open for eight hours a day, six days a week. I am now next to a twenty-four hour gas and convenience store. This is an area that has chronic issues with street prostitution, drug dealing, petty crime and drug houses.

Now I think it's really great that this area of Hamilton Road will be redeveloped, like I think that's a really positive thing for residents; however, as a resident who is adjacent to a commercial entity there's nothing in the by-laws or city code which protects me. There are no light pollution by-laws in the City of London so as a consequence, the gas station next to me, because Bart's Used Cars had previously sold gas which, with two small pumps, there's now six pumps, there's a large canopy and there's excessive lighting. Because the building was renovated it wasn't a new development they were exempt from any kind of site plan review. As a result half of my house is flooded with light from dusk until dawn, there's issues with garbage, there's issues with noise, there's issues with traffic, there's issues with this being a twenty-four hour business in this area becomes a plausible deniability for the johns and drug buyers in the area, it's a real problem. Another issue which, unfortunately, is not even part of the City jurisdiction, is that when the gas station was renovated the vent pipes for the gas station were moved to a location that had been by my industrial neighbor which is Enerzone at 22 Pegler, it had been by their parking lot so the vent pipes for the gas station are now four feet from my property line and I have had numerous infiltrations of gasoline vapors into my house even with the doors and windows closed and I have been in contact with the TSSA, I've been in contact with the Ministry of Environment, I've been contact with all levels of municipal and federal and provincial governments and everyone defers to the TSSA. Now I think that developing Hamilton Road so it's a better community and it makes it, it should raise everyone's property values and pleasure in their neighbourhood to have a functional, more attractive, safer and better area to live; however, this development should not have a negative impact on the residences that are adjacent to commercial property. I have no recourse at this point. The actions of my neighbor have created a serious defect that I cannot remedy and it is so bad that since the gas station has been opened I've had five cats that have become acutely ill, three of which have been so sick that I've had to euthanize them and this is never happened in my life, thirty years of having cats. I just want to speak up and say that, again, residential neighbors who are adjacent to commercial or industrial properties require the same protection. I should have the same rights as a residence anywhere. At this point the City of London prohibits smoking within nine meters of the openings of recreational buildings or municipal buildings but there's not even code to prevent my neighbor from polluting my air space within my own home. There needs to be some remedies and some updates and some scrutiny about things like grandfathering in old businesses that should no longer be in residential neighborhoods. I understand this is a real smorgasbord of complaint but these are the issues that I've been personally experiencing that, you know, I, there's nothing, there's nothing on the books, there's no laws that can prevent those lights from shining in my windows for, you know, from five at night until seven in the morning during the winter. This needs to be better, this to me, this, this plan needs to make it better for everyone not just businesses. That's all I have to say. Thank you.

- Councillor Cassidy: So generally the rules of decorum for a public participation meeting are no cheering or booing and that's so because there may be, I don't think it's the case in this situation, but there may be a situation where people have opposing views so we don't want to have any kind of a conflict there where people are intimidated from stating their point of view and that is why the rules are the way they are but I recognize that you are being fairly restrained and I appreciate that.
- Shahid, 976 Ormsby Street: One year before I bought home 976 Ormsby Street and I will really oppose the construction of the building which is the plan has been proposed and I think that it will be a great match for the all the residents all in a peaceful street and ultimately have thirty to forty apartments will be constructed in that area and a lot of people will come in that surrounding and ultimately undue car parking problems will start and in front of my home there will be a less space and more traffic and most of the houses and my neighbors having the parents and children and ultimately if such type of future building will come over here and it will create a lot of problem for every family and this is not making ease by constructing the building, in fact, it is making a problem for everyone in the surrounding neighbourhood. Thanks.

- Rick Salhani, 770 Little Hill Street: I can't give it to them or I will start swearing and I don't want to do that. I have almost five hundred calls to the City of London with complaints over the years. I'm not sure why everybody is surprised about all the complaint you're getting. Hamilton Road does not need more people. I do understand that we need to clean up some of the buildings. I actually live on Little Hill Street, 770 Little Hill. Mr. van Holst doesn't even answer my calls anymore although I vote for him because he is sick of hearing from me. I was also the one that reported the grow-op. You've got landlords, absentee landlords, so to have these buildings built four storeys high now overlooking our homes is ridiculous. You've driven all the hookers out of Dundas Street over there, I at least twice a week have to wait five minutes to get around the hookers on Hamilton Road to go to work. You've got the building at the end of Little Hill Street and Ham, the old Hub Variety, which was right across from the church, a United Church, Hyatt Avenue United Church is a disaster, an absolute disaster, and nothing has been done, they have been burned down twice and rebuilt without permits and I know that for a fact. You know, you've let standards go horribly so increasing people you move the coffee house from Dundas over there but the police don't come they take their time but you've never given anything, it's like moving your free injection site somewhere, you might as well put it on Hamilton Road and just tell them to do whatever, they steal, they steal our central air units, the crack heads. So I am in favor of Hamilton Road being rezoned. [Councillor Cassidy: Excuse me Sir. Go ahead Councillor Turner. Councillor Turner: I thank you Madam Chair. My apology, sir, if I could just ask that to that we refer to people with the most respectful tone, terms like "crack head" are not appropriate for the Chamber.] Well my apologies I'm just trying to be basic. Sorry. Anyhow it's pretty bad there, your central air units disappear we know. I've even reported to the Police where they sell them right near the Adelaide Street overpass. We have a business there takes scrap in because you can't go to Zubik's anymore without a driver's license on a car like a plate on a car but nobody does nothing. You can see the scrappers what they're, and they're called scrappers it's not, they have a bicycle with a cart behind them but we don't need more people along that corridor, you don't need these big buildings that overlook the residential homes behind. You need to actually just clean it up and people will develop a lot of those properties but when they don't have windows, they don't have anything, the garbage is all go to Hamilton Road and Little Hill Street with the building there, the Hyatt Ave church at the corner and take a look today, you'd be shocked. You can't trust the City to maintain any standards and I could go on for hours but I'll get all upset and start screaming and I lived there and I have owned the house since 1952. I'm the fourth generation to own it. We purchased the home in 1952 and on Little Hill Street almost seventy percent of the people are all family people that owned it and I like the area. I own eight houses, I can afford to live somewhere else, I choose to live there but when you don't do anything about decrepitating buildings and stuff like that who's going to build what there. Businesses won't come, not until you clean it up.
- Brian Lacey, 829 Stedwell Street: I just want to sum up by saying I agree with what most people have said here tonight. There's a real problem with drugs and prostitution in the area and I'm very much against the four storey walk-ups. I'm just on the south side of Hamilton Road and as it is right now I, I have half my day blocked by a tall building near me. I really wouldn't want to have the rest of the sunlight whipped out. That's about all I have to say. Thank you.
- Bonnie Robinson, 821 Stedwell: Which is just right at the sort of the corner of Hamilton Road and Rectory and there's a building behind me that he has built to the property line and he has tenants in there and if I said what I thought of them I would likely be criticized so I won't, but I find drug paraphernalia in my backyard. They use the window that overlooks my backyard as their back door and go constantly through my backyard. I'm afraid to go into my backyard. My niece, who lives with me and her daughter, are afraid to go into the backyard it's just, and the garbage, they throw the garbage out into my backyard and it's just not right. I've, my, this has been the family home, my mother, who died a couple years ago at a hundred and two went to high school from this house so it's been the family home for over eighty years and the neighbourhood used to be nice, now it's trash and, like, I just I don't want to see any

more housing like putting people in that are like the people that are back there because, yeah, I have confronted people in my backyard before. I've called the Police and tried to have been charged with trespassing and was told that it's kind of pointless because they have nothing so they'll just get a ticket but they'll tear up and nothing will be done so I am fed up and disgusted with the area after living in that area for 80 years the family.

- Jane Dearmo: I've lived on Hamilton Road for forty-five years. Can you hear me OK? [Councillor Cassidy: Yes. Can we get your name too, please?] Jane Dearmo. I've watched a lot of transition over the forty-five years. I just don't think we're ready for three floor or four floor walk-ups. I have to call the City three, four times a year to come for my garbage because we live in the area on Hamilton Road between industrial and residential. I think our leaves were there for 5, 6 weeks this year waiting and waiting and were being rained on and everything and I agree with these gentlemen I know what that corner looks like, that V corner, it's the worst corner in the city for garbage and junk. Why doesn't the City enforce their by-laws to get this stuff out of the way? I'm sorry I'm pretty nervous. We are built, we have a builder that's beside us, an owner that sits beside us who has a building on that, on the property line. We have a huge thing of PSB's hanging over on our property. We have spoken to Hydro, we've spoken to everybody, oh yes we're going to get that out of there. It's still hanging there and one of these days it's going to fall and I don't know whether it's empty or whether it's full. I don't know who to go to to get the answer from we, we've been from this floor to that floor to next door to out at the end of London and back again and everybody, well you better go here, you better call there, and we've never gotten it resolved in all the years we've been there. I just don't think we need this three floor walk-ups. We have a young lady in our area who looks after the prostitutes for us this if they're out on the street or their hitchhiking or anything she just yells and screams until she gets rid of them but of course they come back and I was a letter carrier and I'll tell you three floor walk-ups do not do well and that's all I have to say.

- George Carrigan, East Side Bar and Grill, 750 Hamilton Road: I was born and raised here in London in Old South and I had an opportunity to pick up a business out in Hamilton Road, formerly J.R.'s Country Parlour and all the stories that kind of go along with that establishment. It had a reputation of being a rough and tough kind of neighbourhood but what I found was you have got a lot of people with a lot of pride about their homes and where they live and where their children grow up so after twelve years you know you see this day in and day out. You see all the bad and you see all the good. I don't, as far as the high rises go, I mean I have an establishment that I have been thinking maybe I should go higher now listening to more people I am thinking that is the wrong thing to do. We're fortunate where I am that the women of the evening that maybe we should take a European stab at this thing and get it indoors and get it controlled and get them off the street. The drug issues are all city-wide, it's just the nature of the beast and it's unfortunate whether you're Old South or West end or East end the problems are the same. Unfortunately, we along this corridor, you know, which the façade part of it of the beautification of Hamilton Road would be absolutely the best thing that can happen. We are unique. We are a neighbourhood pub, we are a music venue. In twelve years, you know, we were recognized for the first time back in 2017 of being Venue of the Year with the Jack Richardson Music Awards. Accolades for us, you know the pride that came in with it and the people that frequent us that keep us in business and we police our own so to speak there to be very honest. I don't know what else to say. We definitely need some help there for sure. I don't think that, you know, people are born and raised and haven't left or maybe left and have always come back and that is just the way it is. It is very much a residential as much as that front piece is all commercial or mix-matched, you know, it is just unfortunate that there isn't more landlords that would take, you know, do the things that they need to do to make it right. I appreciate your time. Thank you.

# Corporate Services Committee

## Report

2nd Meeting of the Corporate Services Committee  
January 6, 2020

PRESENT: Councillors A. Kayabaga (Chair), M. van Holst, J. Helmer , J. Morgan, A. Hopkins, Mayor E. Holder

ALSO PRESENT: M. Hayward, A.L. Barbon, B. Card, I. Collins, M. Goldrup, L. Livingstone, M. Ribera, K. Scherr, B. Warner, B. Westlake-Power

The meeting is called to order at 12:03 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

#### 2.1 Demolition - City-Owned Properties - 74 Wellington Road and 78 Wellington Road

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

That, on the recommendation of the Managing Director of Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Director, Rapid Transit, on the advice of the Manager of Realty Services, the following actions be taken with respect to the City-owned properties at 74 Wellington Road and 78 Wellington Road:

- a) the subject properties BE RECOMMENDED for demolition; and
- b) the Civic Administration BE DIRECTED to take all necessary steps to demolish the buildings, including completing a request for quotation for work to be completed, obtaining a demolition permit and any other activities to facilitate demolition of the improvements on the sites detailed in the report;

it being noted that existing capital accounts and operating accounts will be drawn upon as a source of financing to carry out the subject demolitions.

Yeas: (6): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, A. Hopkins, and E. Holder

**Motion Passed (6 to 0)**

#### 2.2 Report of the Federation of Canadian Municipalities Board of Directors and Advocacy Days 2019 Meeting - Ottawa, ON - November 26-29, 2019

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

That the communications from Councillor J. Morgan regarding the Federation of Canadian Municipalities Board of Directors and Advocacy Days 2019 meeting held November 26 - 29, 2019 in Ottawa, Ontario BE RECEIVED for information.

Yeas: (6): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, A. Hopkins, and E. Holder

**Motion Passed (6 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Issuance of Proclamations Policy

Moved by: J. Helmer

Seconded by: A. Hopkins

That the proposed by-law, as appended to the staff report dated January 6, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 to repeal Council Policy By-law No. CPOL.-115-367, as amended by By-law No. CPOL.115(a)-418, being "Issuance of Proclamations Policy" and replace it with a new Council policy entitled "Issuance of Proclamations Policy"; it being noted that this policy will be enacted as a pilot project to be reviewed one year after implementation.

Yeas: (5): A. Kayabaga, J. Helmer, J. Morgan, A. Hopkins, and E. Holder

Nays: (1): M. van Holst

**Motion Passed (5 to 1)**

**5. Deferred Matters/Additional Business**

5.1 (ADDED) 2nd Report of the City Manager Search Committee

Moved by: E. Holder

Seconded by: J. Morgan

That the 2nd Report of the City Manager Search Committee, from its meeting held on December 16, 2019 BE RECEIVED for information.

Yeas: (6): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, A. Hopkins, and E. Holder

**Motion Passed (6 to 0)**

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

Moved by: A. Hopkins

Seconded by: A. Kayabaga

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

6.1 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 A matter 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; a matter for the purpose of educating or training the members, and no additional discussion of any matter that materially advances the business or decision-making of the council or committee; and a matter 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 it relates to the search process by Odgers Berndtson.

Yeas: (6): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, A. Hopkins, and E. Holder

**Motion Passed (6 to 0)**

The Corporate Services Committee convenes, In Closed Session, from 12:34 PM to 12:46 PM.

**7. Adjournment**

The meeting adjourns at 12:46 PM.

# Civic Works Committee

## Report

The 1st Meeting of the Civic Works Committee  
January 7, 2020

**PRESENT:** Councillors S. Lehman (Chair), S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozo, Mayor E. Holder

**ALSO PRESENT:** G. Dales, J. Dann, G. Irwin, O. Katolyk, S. Maguire, K. Oudekerk, R. Pedlow, M. Ribera, A. Rozentals, K. Scherr, J. Stanford, D. Turner, and B. Westlake-Power

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

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Vice-Chair for the term ending November 30, 2020

Moved by: S. Lewis

Seconded by: E. Holder

That Councillor E. Pelozo BE ELECTED Vice-Chair of the Civic Works Committee for the term ending November 30, 2020.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozo, and E. Holder

**Motion Passed (6 to 0)**

### 2. Consent

Moved by: M. Cassidy

Seconded by: E. Pelozo

That items 2.2 to 2.4, 2.6, 2.8 and 2.9 BE APPROVED.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozo, and E. Holder

**Motion Passed (6 to 0)**

#### 2.2 11th Report of the Transportation Advisory Committee

Moved by: M. Cassidy

Seconded by: E. Pelozo

That the following actions be taken with respect to the 11th Report of the Transportation Advisory Committee, from its meeting held on November 26, 2019:

a) the Civic Administration BE REQUESTED to review the attached Street Parking Review Working Group Report, from its meeting held on November 6, 2019, and provide the requested statistics to the above-noted Working Group; and,

b) clauses 1.1, 2.1 to 2.4, and 3.1 to 3.7 BE RECEIVED.

**Motion Passed**

2.3 Appointment of Consulting Engineer - RFP 19-56: Supervisory Control and Data Acquisition System Integration for the Greenway Organic Rankine Cycle Engine System

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

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the assignment of consulting services for the Supervisory Control and Data Acquisition (SCADA) Integration of the Organic Rankine Cycle Engine System:

- a) Stantec Consulting Ltd., BE APPOINTED Consulting Engineers for the SCADA Integration and PLC Programming services for the Greenway Organic Rankine Cycle system, in the amount of \$245,823.00, including a \$25,000.00 contingency (excluding HST) in accordance with Section 15.2 d) of the Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the "Sources of Financing Report" as appended to the staff report dated January 7, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-E08/H11)

**Motion Passed**

2.4 Request for Proposal 19-57 - Utility Locate Service Contract Award

Moved by: M. Cassidy  
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 Utility Locate Services:

- a) the proposal submission by G-Tel Engineering for the three (3) years as the initial term, and two (2) optional additional terms of one (1) year each, at the sole discretion of the City, BE ACCEPTED in accordance with the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase;
- c) approval herein BE CONDITIONAL upon the Corporation entering into a formal contract record relating to the subject matter of this approval; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract, statement of work or other documents, if required, to give effect to these recommendations. (2019-L04)

**Motion Passed**

2.6 Appointment of Consulting Engineer for Detailed Design and Contract Administration for the Gordon Sanitary Trunk Sewer Rehabilitation Project

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

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

- a) Dillon Consulting Limited BE APPOINTED Consulting Engineers for the detailed design and contract administration at an upset amount of \$189,200.00 (excluding HST), in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated January 7, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the work to be completed; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T04)

**Motion Passed**

2.8 Proposed Approach to Review E-Scooters in London

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the potential role of electric kick-style (e-scooters) in London:

- a) the Civic Administration BE DIRECTED to prepare a plan and initiate a process to determine how a Pilot Project might be undertaken in London, including the advantages and disadvantages of a program, key stakeholder input (e.g., Middlesex London Health Unit, London Police Services), potential restrictions on where scooters may be used, amendments that would be required to City by-laws, how this would apply to a personal (owned) scooter versus a scooter-sharing program, and seek community input; and,
- b) the Civic Administration BE AUTHORIZED to modify the Bike Share Request for Proposal (RFP) process to also obtain the most current details from scooter-sharing system operators and separate pricing and/or

operating arrangements to potentially implement a Pilot Project in London; it being noted that Bike Share and scooter-sharing details will be handled separately and reviewed during the RFP process. (2019-T10)

**Motion Passed**

2.9 Request for Proposal (RFP) 19-55 Award - Replacement of Waterworks Clam Trucks with Dump Bodies

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the replacement of waterworks clam trucks with dump bodies:

- a) the submission from FRF Hydraulic Incorporated, 431 Henry Street, Brantford Ontario, N3S 7V6, BE ACCEPTED for the supply and delivery of two (2) Waterworks Clam Trucks with Dump Bodies at a total purchase price of \$427,690.00 (\$213,845.00 per unit), excluding HST;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;
- c) approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval; and,
- d) the funding for this purchase BE APPROVED as set out in the Source of Financing Report as appended to the staff report dated January 7, 2020. (2019-L04)

**Motion Passed**

2.1 11th Report of the Cycling Advisory Committee

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

That the 11th report of the Cycling Advisory Committee (CAC) BE REFERRED back to the CAC for re-submission to the Civic Works Committee with a completed 2020 work plan for Council consideration and approval.

Yeas: (4): S. Lehman, S. Lewis, P. Van Meerbergen, and E. Holder

Nays: (2): M. Cassidy, and E. Pelosa

**Motion Passed (4 to 2)**

2.5 Downtown Loop and Municipal Infrastructure Improvements - Appointment of Consulting Engineer

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of a Consulting Engineer for the Downtown Loop and Municipal Infrastructure Improvements:

- a) AECOM Canada Ltd. BE APPOINTED Consulting Engineers for the Downtown Loop and Municipal Infrastructure Improvements at an upset amount of \$3,345,245 including contingency (excluding HST), in accordance with Section 15.2 (e) of the Procurement of Goods and Services policy;
- b) the financing for this appointment BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated January 7, 2020;
- 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 work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2019-T06)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, E. Pelozza, and E. Holder

Nays: (1): P. Van Meerbergen

**Motion Passed (5 to 1)**

2.7 Amendments to the Traffic and Parking By-Law Related School Community Safety Zones

Moved by: E. Pelozza

Seconded by: M. Cassidy

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 January 7, 2020, to amend By-law PS-113 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London", BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020 (2019-T08).

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, E. Pelozza, and E. Holder

Nays: (1): P. Van Meerbergen

**Motion Passed (5 to 1)**

2.10 Amendments to the Traffic and Parking By-Law Related to Lot 10

Moved by: E. Holder

Seconded by: S. Lewis

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 January 7, 2020, to amend By-law PS-113 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London", BE INTRODUCED at the Municipal Council meeting to be held on January 14, 2020. (2019-T08/P01)

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Traffic Calming Measures

Moved by: E. Holder

Seconded by: M. Cassidy

That the petition signed by approximately 22 individuals, with respect to traffic calming measures on Millbank Drive, BE RECEIVED and BE REFERRED to the Civic Administration for action, where appropriate. (2019-T08)

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

4.2 Road Cutting and Construction Planning

Moved by: E. Holder

Seconded by: S. Lewis

That the communication dated December 10, 2019 from J. Kogelheide, with respect to road cutting and construction planning, BE RECEIVED. (2019-T10)

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

4.3 Municipal Parking Lot 10 - Delegation

That the attached presentation from A.M. Valastro, with respect to Municipal Parking Lot #10, BE RECEIVED. (2019-T08/P01)

Voting Record:

Moved by: E. Holder

Seconded by: E. Pelozza

Motion to approve the delegation request from A.M. Valastro.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

Moved by: E. Pelozza

Seconded by: E. Holder

Motion to receive the presentation from A.M. Valastro.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

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

That the Deferred Matters List as at December 17, 2019, BE RECEIVED.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

5.2 (ADDED) 1st Report of the Waste Management Working Group

Moved by: E. Pelozza  
Seconded by: P. Van Meerbergen

That the following actions be taken with respect to the 1st Report of the Waste Management Working Group, from its meeting held on December 18, 2019:

- a) that, on the recommendation of the Director, Environment, Fleet and Solid Waste, the three Alternative Methods for the proposed expansion of the W12A landfill, as explained in the attached staff report dated December 18, 2019, BE SUPPORTED IN PRINCIPLE for release to the public for the upcoming Open Houses tentatively scheduled for February 2020; and,
- b) clauses 1.1, 1.2, 3.1 to 3.4, and 4.1 BE RECEIVED.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

5.3 (ADDED) 1st Report of the Cycling Advisory Committee

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

That the 1st report of the Cycling Advisory Committee BE REFERRED back to the CAC for re-submission to the Civic Works Committee with a completed 2020 work plan for Council consideration and approval.

Yeas: (4): S. Lehman, S. Lewis, P. Van Meerbergen, and E. Holder

Nays: (2): M. Cassidy, and E. Pelozza

**Motion Passed (4 to 2)**

**6. Adjournment**

Moved by: P. Van Meerbergen  
Seconded by: E. Pelozza

The meeting adjourned at 1:00 PM.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

**Motion Passed (6 to 0)**

## Item 4.3

**From:** [Drost, Annette](#)  
**To:** [Katolyk, Orest](#)  
**Cc:** [Kotsifas, George](#)  
**Subject:** Re: Private parking lots  
**Date:** Tuesday, March 12, 2019 5:10:50 PM  
**Attachments:** [image001.png](#)

---

Okie doke

Sent from my iPhone

On Mar 12, 2019, at 5:02 PM, Katolyk, Orest <[OKatolyk@London.ca](mailto:OKatolyk@London.ca)> wrote:

Thanks Annette: I totally get the revenue piece and support it however there are some other landowners which we took enforcement action and the commercial parking use ceased . Call me tmr on this.

**<image001.png> Orest Katolyk, MLEO ( C ), RPP**  
Chief Municipal Law Enforcement Officer  
Development and Compliance Services

300 Dufferin Ave, London ON, N6A 4L9  
P: 519.661.CITY (2489) x 4969  
[ogk@london.ca](mailto:ogk@london.ca) | [www.london.ca](http://www.london.ca)

**From:** Drost, Annette  
**Sent:** Tuesday, March 12, 2019 4:42 PM  
**To:** Katolyk, Orest <[OKatolyk@London.ca](mailto:OKatolyk@London.ca)>  
**Cc:** Kotsifas, George <[gkotsifa@London.ca](mailto:gkotsifa@London.ca)>  
**Subject:** Re: Private parking lots  
Hi Orest and George Sev. Sec. 12

PS this will be a great revenue generator for us and as you recall in the audit Concluded that we needed to generate additional revenues

Sent from my iPhone

On Mar 12, 2019, at 4:37 PM, Katolyk, Orest <[OKatolyk@London.ca](mailto:OKatolyk@London.ca)> wrote:

Hi: I understand that the parking lot on Mill Street was approved to be City managed. I fully understand the need for surface parking in the downtown, however the optics are somewhat problematic. The property is not zoned for commercial parking. We issued warnings and as such Impark ceased to operate the lot. Now that the City is operating the lot, the land use is determined to be a public use and therefore permitted. The principle of fairness is nebulous in this situation.  
**<image001.png> Orest Katolyk, MLEO ( C ), RPP**

## Item 4.3

Chief Municipal Law Enforcement Officer  
Development and Compliance Services  
300 Dufferin Ave, London ON, N6A 4L9  
P: 519.661.CITY (2489) x 4969  
[ogk@london.ca](mailto:ogk@london.ca) | [www.london.ca](http://www.london.ca)

# Strategic Priorities and Policy Committee

## Report

1st Meeting of the Strategic Priorities and Policy Committee  
December 17, 2019

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

**ABSENT:** P. Squire

**ALSO PRESENT:** M. Hayward, G. Bailey, A.L. Barbon, B. Barr, B. Card, B. Coxhead, S. Datars Bere, J. Davies, A. Dunbar, J. Fleming, M. Galczynski, M. Guzy, G. Kotsifas, L. Livingstone, P. McKague, B. Martin, J. Millson, D. O'Brien, B. O'Hagan, C. Saunders, K. Scherr, M. Schulthess, C. Smith, S. Stafford, B. Westlake-Power, P. Yeoman

The meeting is called to order at 4:04 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that some Members advised of potential pecuniary interests that would be noted specifically throughout the 2020-2023 Multi-Year Budget consideration process.

### 2. Consent

#### 2.1 Review of City Services for Potential Reductions and Eliminations - Downtown and Industrial Lands Community Improvement Plans (CIPs)

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

That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated December 17, 2019 with respect to reviewing the development charges grant programs available through the City of London's Downtown and Industrial Lands Community Improvement Plans to consider a reduced level of subsidy BE RECEIVED for information;  
it being noted that the Strategic Priorities and Policy Committee received a delegation from C. Butler with respect to this matter.

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

Kayabaga, and S. Hillier

Absent: (1): P. Squire

**Motion Passed (14 to 0)**

Additional votes:

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

That the request for delegation status from C. Butler BE APPROVED to be heard at this time.

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

Nays: (1): Mayor E. Holder

Absent: (1): P. Squire

**Motion Passed (13 to 1)**

### **3. Scheduled Items**

#### **3.1 Tabling of the 2020-2023 Multi-Year Budget (Tax Supported, Water and Wastewater and Treatment)**

That the following actions be taken with respect to the Draft 2020-2023 Multi-Year Budget, including the Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets:

a) the Draft Budget documents BE RECEIVED and BE REFERRED to the 2020-2023 Multi-Year Budget process;

b) the attached overview presentation by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE RECEIVED; and,

c) the City Clerk BE DIRECTED to make the necessary arrangements to schedule a second Public Participation Meeting at a Strategic Priorities and Policy Committee meeting to be held on Thursday, February 13, 2020 commencing at 6:00 PM, to receive further public input regarding the 2020-2023 Multi-Year Budget;

it being noted that the following documents were provided to the Members, and are available on the City website: the 2020-2023 Draft Tax Supported Budget; 2020-2023 Draft Water and Wastewater & Treatment Budget and 2020-2023 Draft Business Cases.

**Motion Passed**

Voting Record:

Moved by: Mayor E. Holder

Seconded by: S. Lehman

That the following actions be taken with respect to the Draft 2020-2023 Multi-Year Budget, including the Tax-Supported Operating, Capital, Water and Wastewater Treatment Budgets:

a) the Draft Budget documents BE RECEIVED and BE REFERRED to the 2020-2023 Multi-Year Budget process;

b) the attached overview presentation by the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE RECEIVED.

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

Kayabaga, and S. Hillier

Absent: (1): P. Squire

**Motion Passed (14 to 0)**

Moved by: J. Morgan  
Seconded by: J. Helmer

That the City Clerk BE DIRECTED to make the necessary arrangements to schedule a second Public Participation Meeting at a Strategic Priorities and Policy Committee meeting to be held on Thursday, February 13, 2020 commencing at 6:00 PM, to receive further public input regarding the 2020-2023 Multi-Year Budget.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier  
Absent: (1): P. Squire

**Motion Passed (14 to 0)**

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

That the committee recess at this time for fifteen minutes.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier  
Absent: (1): P. Squire

**Motion Passed (14 to 0)**

3.2 Delegation - Bill Rayburn, CAO, Middlesex County and Chair of the Middlesex-London Emergency Services Authority

Moved by: S. Turner  
Seconded by: S. Hillier

That the following actions be taken with respect to the 2020-2023 Middlesex-London Paramedics Services Budget, submitted by Middlesex County:

- a) the Mayor BE REQUESTED to submit a letter to Middlesex County Council seeking:
  - i) consideration that any approved increases to the Middlesex-London Paramedic Services Budget not exceed the percentage increase provided for by the Ministry of Health; and,
  - ii) the current funding ratio for the Province and the municipalities for the provision of services be maintained;
- b) the Mayor BE REQUESTED to submit a letter to the Minister of Health seeking clarification as to the level of funding that would be provided for inflationary and service level increases for the provision of paramedic services;
- c) the Civic Administration BE DIRECTED to investigate and report back through the Community and Protective Services Committee, on options that might be available to the City of London to increase the City's involvement in the management oversight and service delivery functions of the Middlesex-London Paramedic Services; and
- d) the attached presentation from the Chief Administrative Officer of the County of Middlesex and the Chair of the Middlesex-London Emergency Services Authority BE RECEIVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier  
Absent: (1): P. Squire

**Motion Passed (14 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourns at 7:26 PM.



## Budget Tabling

### Strategic Priorities and Policy Committee

December 17, 2019

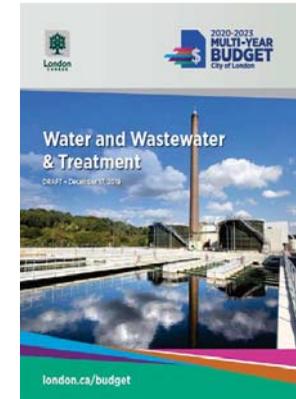
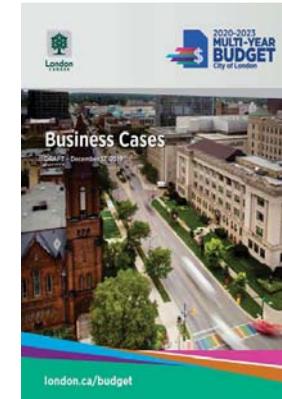


## Agenda

- Multi-Year Budget Process
- Refresher – Council Approved Budget Targets & Provincial Impacts
- Overview of the Tabled 2020-2023 Multi-Year Budget
- 2020-2023 Multi-Year Budget Decision Points
- 2020-2023 Multi-Year Budget Impact
- Linking the Budget to Tax Policy
- Key City of London Financial Principles
- Operating Budget Overview
- Capital Budget Overview
- Additional Investments Overview
- Water and Wastewater & Treatment Overview
- Key Dates & Upcoming Public Engagement
- Budget Administrative Matters

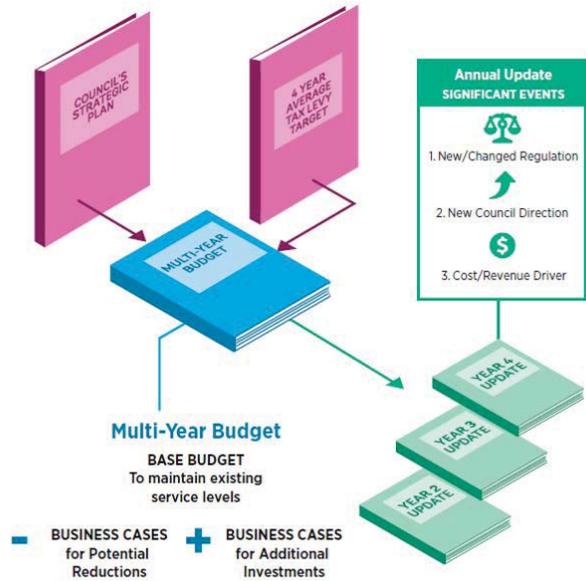


## Budget Documents



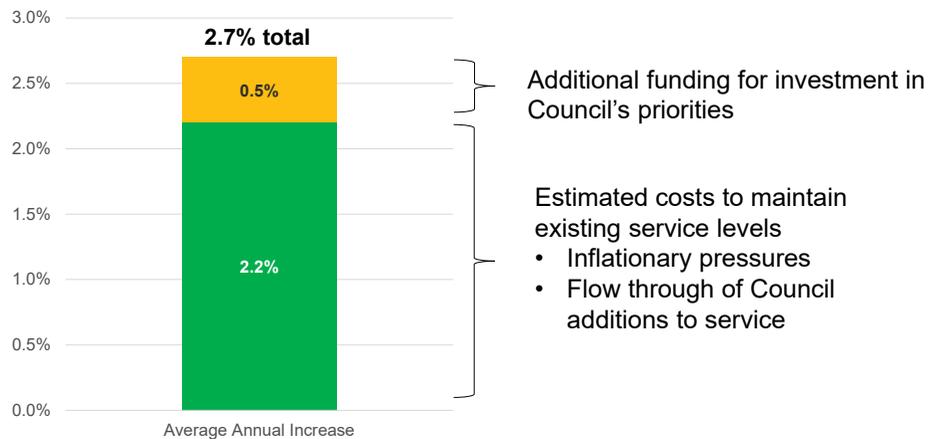
## Multi-Year Budget Process

# The Multi-Year Budget Cycle at the City of London



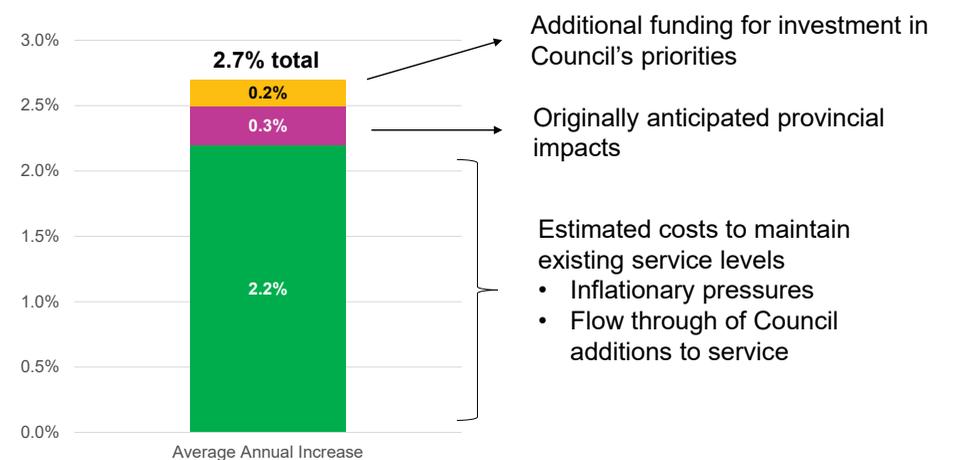
## Refresher – Council Approved Budget Targets & Provincial Impacts

## Council-Approved 2020-2023 Multi-Year Budget Target (May 2019)



Each 1% represents approx. \$30/year to the average taxpayer

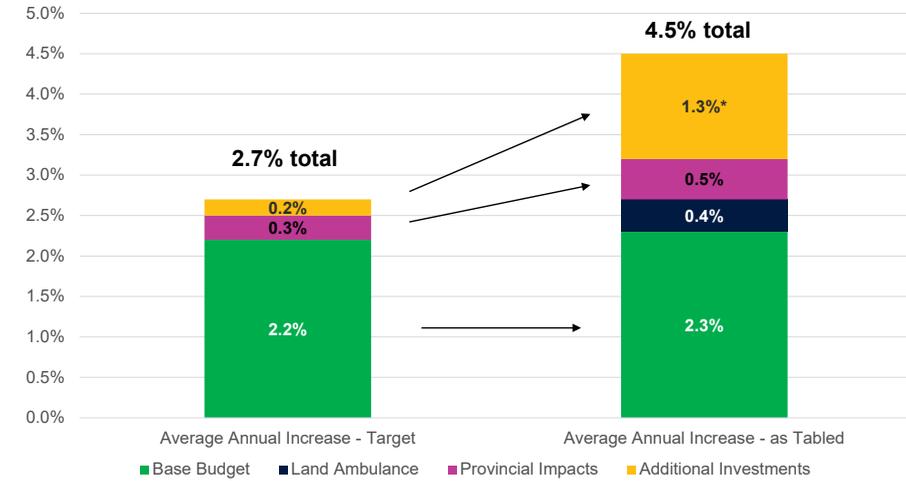
## Originally Anticipated Impact of Provincial Changes (June 2019)



Provincial impacts were expected to limit the capacity for additional investments

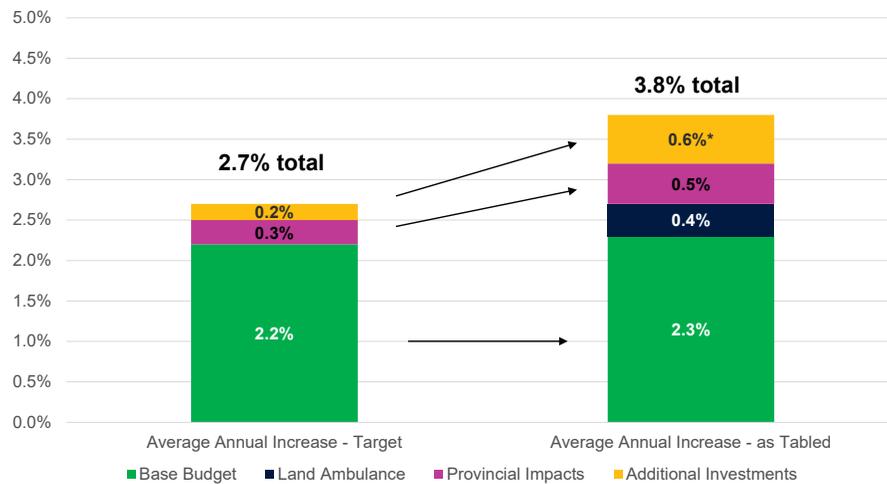
## Overview of Tabled 2020-2023 Multi-Year Budget

## Summary of Tabled Budget



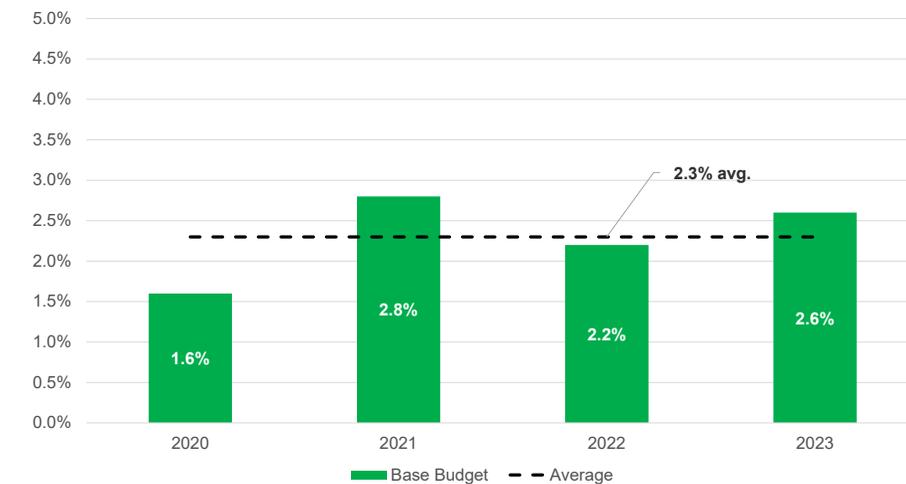
\* If **all** Additional Investment Business Cases are approved.

## Summary of Tabled Budget

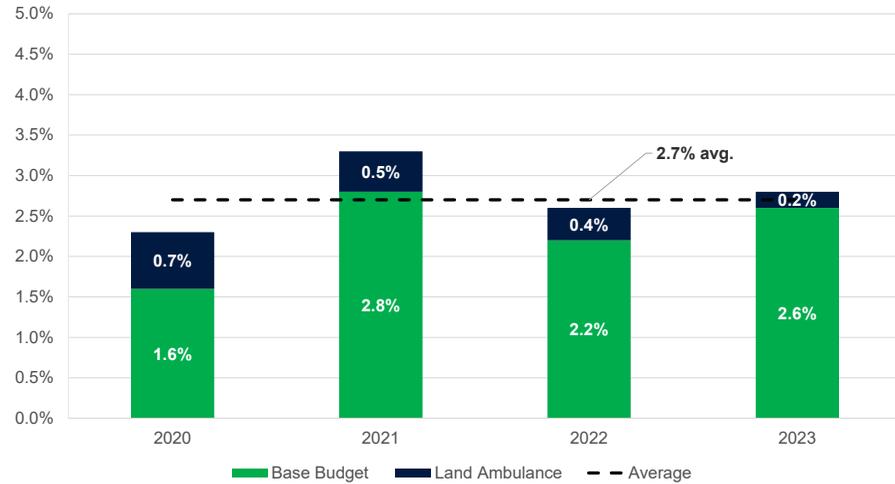


\* If **Administratively Prioritized** Additional Investment Business Cases are approved.

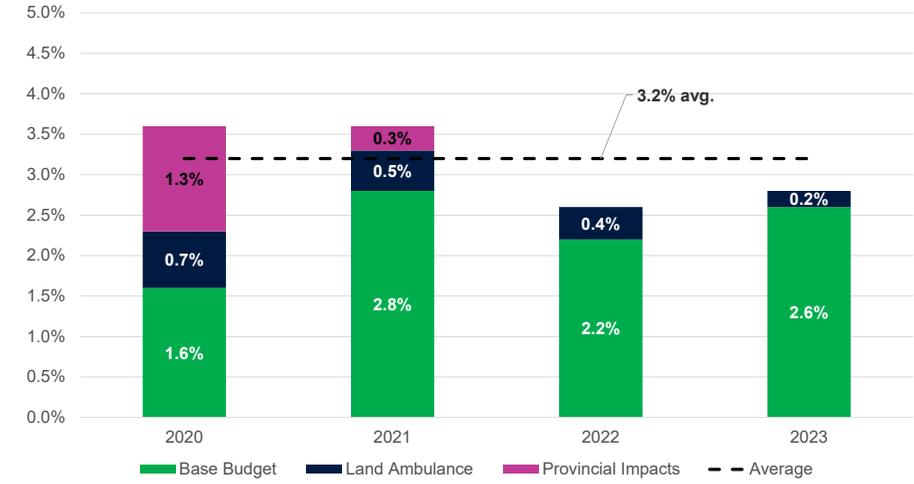
## Base Budget Excluding Land Ambulance & Provincial Impacts



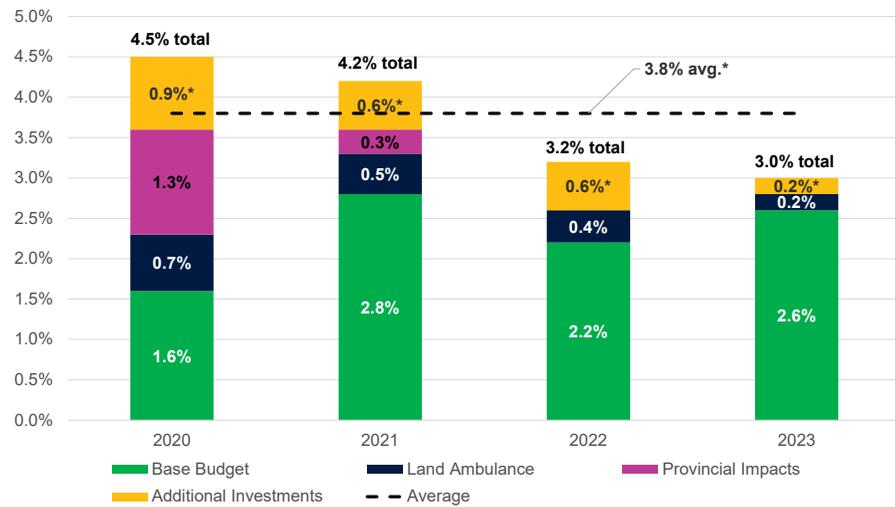
## Base Budget Including Land Ambulance



## Base Budget Including Land Ambulance & Provincial Impacts



## Total Budget Impact with Administratively Prioritized Additional Investment Business Cases



\* If **Administratively Prioritized** Additional Investment Business Cases are approved.

## 2020-2023 Multi-Year Budget Decision Points

## 2020-2023 Multi-Year Budget Decision Points (pg. 34)

Decision Point	Recommended	For Consideration	Potential 2020-2023 Average Levy Increase
1A: Base Budget excluding Land Ambulance & Provincial Impacts	2.3%	-	2.3%
1B: Land Ambulance	0.4%	-	0.4%
2: Provincial Impacts	0.1%	0.4%	0.5%
<b>Subtotal: Net Base Budget (Maintain Existing Service Levels)</b>	<b>2.8%</b>	<b>0.4%</b>	<b>3.2%</b>
Decision Point	Administratively Prioritized	For Consideration	Potential 2020-2023 Average Levy Increase
3: Potential Net Levy Reductions	TBD	TBD	TBD
4: Additional Investments	0.6%	0.7%	1.3%
Decision Point	Recommended / Administratively Prioritized	For Consideration	Potential 2020-2023 Average Levy Increase
<b>Total Tax Levy Increase</b>	<b>3.4%</b>	<b>1.1%</b>	<b>4.5%</b>

## Measures Already Taken to Minimize Proposed Tax Levy Increase (pg. 35)

Reduction	2020-2023 Average Tax Levy Impact*
Debt Servicing Costs	-0.3%
Reserve Fund Contributions (reductions outlined in Oct. 28 <sup>th</sup> SPPC report)	-0.1%
Anticipated Position Vacancy Savings	-0.1%
Elimination of Planned 2023 Increase to Capital Levy	-0.1%
Adjustments by Civic Service Areas	-0.0%
London Police Service Reduction to Original Budget Request	-0.0%
<b>Total Reductions Included in 2020-2023 Multi-Year Budget</b>	<b>-0.7%</b>

\* Rounded to the nearest one-tenth of one percent.

Represents approx. \$4.3M/year of average annual savings.

Average annual tax levy increase for the Base Budget (including Land Ambulance and Provincial Impacts) would have been 3.9% instead of 3.2% without these adjustments.

## Decision Point 3: Opportunities for Potential Net Tax Levy Reductions

On November 12, 2019, Council resolved:

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:

[...]

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;

**Business Cases to support potential tax levy reduction opportunities will be included in a report to the Strategic Priorities and Policy committee at the Jan. 7<sup>th</sup> 2020 meeting**

## Decision Point 4: Additional Investments (pg. 41)

Decision Point	Administratively Prioritized	For Consideration	Potential 2020-2023 Average Levy Increase
4: Additional Investments	0.6%	0.7%	1.3%

- There are **25** additional investment business cases included in the Business Case package; some have multiple parts
- Recognizing the budgetary pressures facing the City, Civic Administration has categorized these business case as "administratively prioritized" and "for consideration"
- The "administratively prioritized" category is aimed at maintaining the previous guidance of approx. 0.5% to be invested in new initiatives as per May 2019 target-setting report
- **Notwithstanding Civic Administration's categorization, Council can choose to approve any of these 25 business cases**

## 2020-2023 Multi-Year Budget Impact & Comparisons

## Average Taxpayer Impact – Budget to Maintain Existing Service Levels

### Budget to Maintain Existing Service Levels (Recommended Base Budget + Provincial Impacts for Council's Consideration)

IMPACT TO RATE PAYERS	2019	2020	2021	2022	2023	2020-2023 AVERAGE
<b>AVERAGE ASSESSED RESIDENTIAL PROPERTY VALUE: 241,000</b>						
Total Potential Increase		3.6%	3.6%	2.6%	2.8%	3.2%
Additional Cost for Base Budget		103	107	78	88	94
Total Potential Cost of Municipal Services	2,842	2,945	3,052	3,130	3,218	3,086

Subject to rounding.

Includes Decision Points 1A, 1B & 2

## Average Taxpayer Impact – Including Administratively Prioritized Additional Investments

### Maintain Existing Service Levels + Additional Investments Administratively Prioritized

IMPACT TO RATE PAYERS	2019	2020	2021	2022	2023	2020-2023 AVERAGE
<b>AVERAGE ASSESSED RESIDENTIAL PROPERTY VALUE: 241,000</b>						
Total Potential Increase		4.6%	4.2%	3.2%	3.0%	3.8%
Additional Cost for Base Budget		103	107	78	88	94
Additional Investments: Administratively Prioritized		26	20	20	8	19
Total Additional Impact:		129	127	98	96	113
Total Potential Cost of Municipal Services	2,842	2,971	3,098	3,196	3,292	3,139

Subject to rounding.

Includes Decision Points 1A, 1B, 2 & 4 (Admin. Prioritized)

## Average Taxpayer Impact – Including All Additional Investments

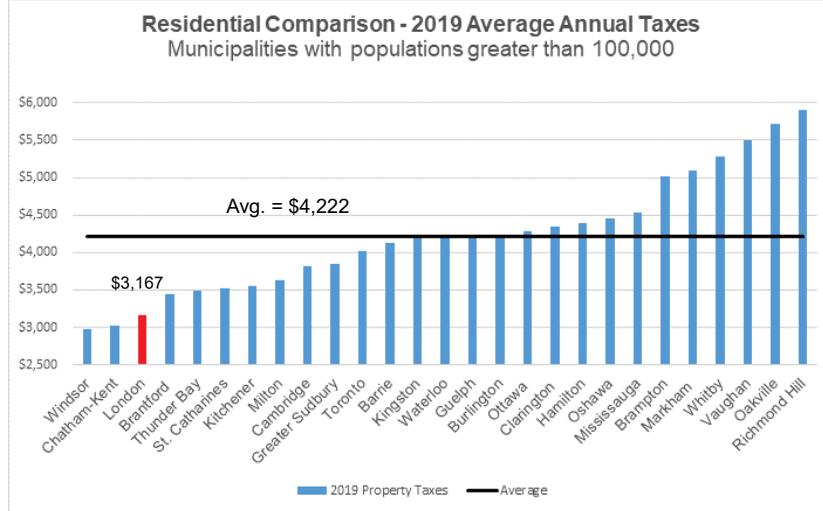
### Maintain Existing Service Levels + All Additional Investments

IMPACT TO RATE PAYERS	2019	2020	2021	2022	2023	2020-2023 AVERAGE
<b>AVERAGE ASSESSED RESIDENTIAL PROPERTY VALUE: 241,000</b>						
Total Potential Increase		6.0%	4.8%	3.6%	3.4%	4.5%
Additional Cost for Base Budget		103	107	78	88	94
Additional Investments: Administratively Prioritized		26	20	20	8	19
Additional Investments: For Consideration		40	19	15	15	22
Total Additional Impact:		169	146	113	111	135
Total Potential Cost of Municipal Services	2,842	3,011	3,157	3,270	3,381	3,205

Subject to rounding.

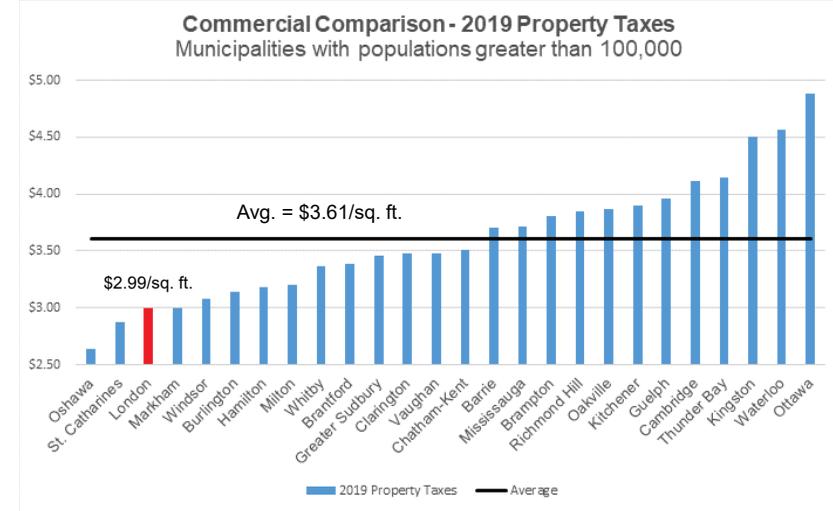
Includes Decision Points 1A, 1B, 2, 4

## How Does London Compare – Residential (pg. 29)



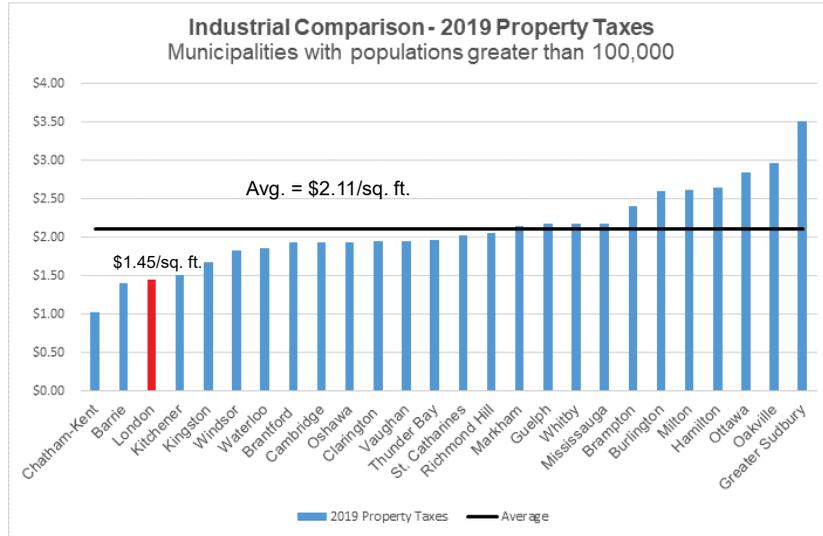
Source: 2019 BMA Study - BMA's average residential taxes figure is calculated by dividing the total assessment for the residential property codes by the number of properties in those codes.

## How Does London Compare – Commercial (pg. 29)



Source: 2019 BMA Study - Office Building Class – Selection was focused on buildings in prime locations within the municipality. Comparison of taxes on a per square foot of gross leasable area basis.

## How Does London Compare – Industrial (pg. 29)



Source: 2019 BMA Study - Standard Industrial – Under 125,000 sq. ft. Comparison of taxes on a per square foot of floor area basis.

## Linking the Budget to Tax Policy

## Tax Policy

- The actual year over year tax levy increase for a particular property is determined by multiple factors, only two of which are controlled by the City:

- |                |   |  |
|----------------|---|--|
| Controllable   | { | <ul style="list-style-type: none"> <li>Council approved budget increase</li> <li>Council approved tax policy</li> </ul>  |
| Uncontrollable | { | <ul style="list-style-type: none"> <li>Education tax policy (Provincial)</li> <li>Change in assessed value of the property (determined by MPAC – an independent not-for-profit corporation)</li> <li>Other Provincial legislation (e.g. introduction of new classes, requirements for the capping of increases, etc.)</li> </ul> |
- If the assessed value of a property increases more or less than the class average, the increase will change accordingly
  - Tax policy is approved separately **after** budget approval

## Impact of Tax Policy Decisions – 2016-2019 Multi-Year Budget (pg. 30)

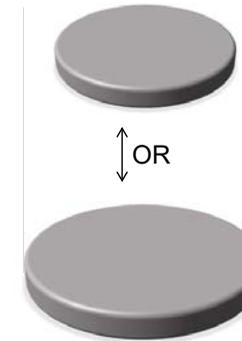
BEFORE TAX POLICY DECISIONS	2016	2017	2018	2019	Avg.
Net Property Tax Supported Budget Increase	2.5%	2.9%	2.8%	2.7%	2.7%

AFTER TAX POLICY DECISIONS (including Education Tax)	2016	2017	2018	2019	Avg.
Residential	2.2%	1.1%	1.3%	1.2%	1.5%
Multi-Residential	2.7%	1.6%	1.8%	1.6%	1.9%
Commercial	0.7%	6.2%	4.8%	4.5%	4.1%
Industrial	0.3%	(1.3%)	0.6%	0.9%	0.1%

The budget process is only one element that determines the tax impact on a particular property in a given year

## Budget vs. Tax Policy - Illustrated

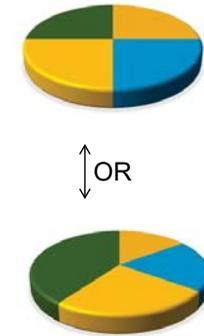
### NET EXPENDITURE BUDGET



“How big is the pie?”

Aggregate amount to be funded by taxpayers

### TAX POLICY



“How is the pie sliced?”

Between property classes: residential, multi-residential, commercial, industrial, etc.

## Key City of London Financial Principles

## Key Financial Principles (pg. 22)

- View tax levy requirements on a long term basis (four year average) rather than focusing solely on a short-term annual basis.
- Council should avoid taking on services/programs where there is pressure to “fill in” for services/programs that have been reduced or discontinued by other levels of government.
- Use one-time money for one-time costs.
- Alternate sources of revenue should be considered to cover only those expenses that are linked to them. If the revenue disappears, so does the expense.

## Key Financial Principles (pg. 22) – cont’d

- Ensure Reserves and Reserve Funds are kept at an adequate level
- Strategic use of reserves/reserve funds to phase in expenditure impacts over a four-year budget, if necessary, should be removed, at minimum, by the last year of the Multi-Year-Budget period.

## Key Financial Principles (pg. 22) – cont’d

- When approving new initiatives, consider the total cost of the project, cash flow, operating costs after the initial completion of capital requirements, and the benefits to the community.
- Avoid taking on more/new services without reviewing business cases and considering long term exit strategies.
- The City of London should determine its own capital priorities. New infrastructure programs introduced by the federal and/or provincial governments should be assessed relative to the capital needs and priorities of the City and ability to fund these initiatives.

## Operating Budget Overview

## Decision Point 1A: Base Budget Excluding Land Ambulance & Provincial Impacts (pg. 36)

### Decision Point 1A: 2020-2023 Multi-Year Base Budget (\$000's)

**\*\*Excludes Land Ambulance & Provincial Budget Impacts\*\***

Service Program	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2020 - 2023 Net Increase/ (Decrease)	2020 - 2023 Average Annual Net % Increase/ (Decrease)
Culture	25,349	26,134	26,677	27,121	27,591	2,242	2.1%
Economic Prosperity	11,770	11,037	10,628	10,219	9,794	(1,976)	-4.5%
Environmental Services	22,886	24,719	26,403	26,535	26,733	3,846	4.0%
Parks, Recreation & Neighbourhood Services	36,886	37,133	37,290	37,470	37,636	750	0.5%
Planning & Development Services	8,807	9,051	9,187	9,282	9,247	440	1.2%
Protective Services	179,928	185,760	190,282	195,037	198,795	18,867	2.5%
Social & Health Services <sup>1</sup>	51,583	52,508	53,682	54,841	55,848	4,265	2.0%
Transportation Services	72,884	74,223	76,056	77,009	78,128	5,244	1.8%
Corporate, Operational & Council Services	66,076	66,707	67,710	68,800	69,475	3,399	1.3%
Financial Management	113,923	112,345	118,423	123,671	133,323	19,400	4.1%
<b>TOTAL</b>	<b>590,093</b>	<b>599,617</b>	<b>616,338</b>	<b>629,983</b>	<b>646,570</b>	<b>56,477</b>	<b>2.3%</b>
<b>Annual \$ Net Increase/ (Decrease)</b>		<b>9,524</b>	<b>16,721</b>	<b>13,645</b>	<b>16,587</b>		<b>14,119</b>
<b>Annual % Net Increase/ (Decrease)</b>		<b>1.6%</b>	<b>2.8%</b>	<b>2.2%</b>	<b>2.6%</b>		<b>2.3%</b>

Subject to rounding.

Notes

1. Social & Health Services excludes Land Ambulance.

## Decision Point 1B: Land Ambulance (pg. 36)

### Decision Point 1B: Land Ambulance (\$000's)

Service	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2020 - 2023 Net Increase/ (Decrease)	2020 - 2023 Average Annual Net % Increase/ (Decrease)
Land Ambulance	16,443	20,812	24,461	27,275	29,312	12,869	15.8%
<b>Annual \$ Net Increase/ (Decrease)</b>		<b>4,368</b>	<b>3,649</b>	<b>2,815</b>	<b>2,037</b>		<b>3,217</b>
<b>Annual % Net Increase/ (Decrease)</b>		<b>26.6%</b>	<b>17.5%</b>	<b>11.5%</b>	<b>7.5%</b>		<b>15.8%</b>

Subject to rounding.

Represents an average annual tax levy impact of approx. 0.4%

## Decision Point 2A: Recommended Provincial Impacts (pg. 37-38)

### Decision Point 2A: Summary of Provincial Budget Impacts Recommended (\$000's)

Service Program	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget
Parks, Recreation & Neighbourhood Services	-	-	392	404	410
Social & Health Services	-	610	610	610	610
<b>TO TAL</b>	<b>-</b>	<b>610</b>	<b>1,002</b>	<b>1,013</b>	<b>1,019</b>

Subject to rounding.

Represents an average annual tax levy impact of approx. 0.1%

## Decision Point 2B: Provincial Impacts For Consideration (pg. 38-39)

### Decision Point 2B: Summary of Provincial Budget Impacts for Consideration (\$000's)

Service Program	2019 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget
Culture	-	14	14	14	14
Environmental Services	-	147	150	152	154
Parks, Recreation & Neighbourhood Services	-	75	1,705	1,705	1,705
Protective Services	-	639	639	639	639
Social & Health Services	-	1,212	1,488	1,737	1,812
Transportation Services	-	5,482	5,482	5,482	5,482
<b>TO TAL</b>	<b>-</b>	<b>7,568</b>	<b>9,477</b>	<b>9,727</b>	<b>9,805</b>

Subject to rounding.

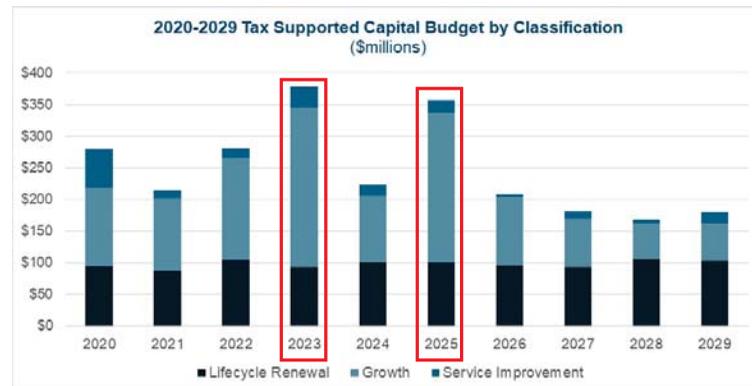
Represents an average annual tax levy impact of approx. 0.4%

## Capital Budget Overview

## Capital Budget Overview (pg. 43)

Capital Budget (\$ millions)	2020-2023 Multi-Year Budget	2020-2029 Capital Plan
Lifecycle Renewal	\$380 (33%)	\$978 (40%)
Growth	\$651 (56%)	\$1,293 (52%)
Service Improvement	\$122 (11%)	\$199 (8%)
<b>Total</b>	<b>\$1,153</b>	<b>\$2,471</b>

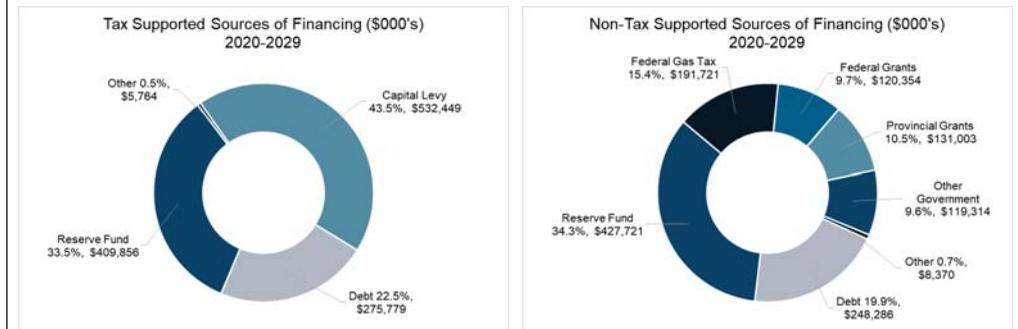
## Capital Budget Overview (pg. 43)



Larger capital plans in 2023 and 2025 primarily attributable to:

- Funding for 2 new Multi-purpose Recreation Centre (Northwest - \$25M; Southeast - \$12M) in 2023
- Significant Transportation projects (Rapid Transit, Sunningdale widening projects, etc.)

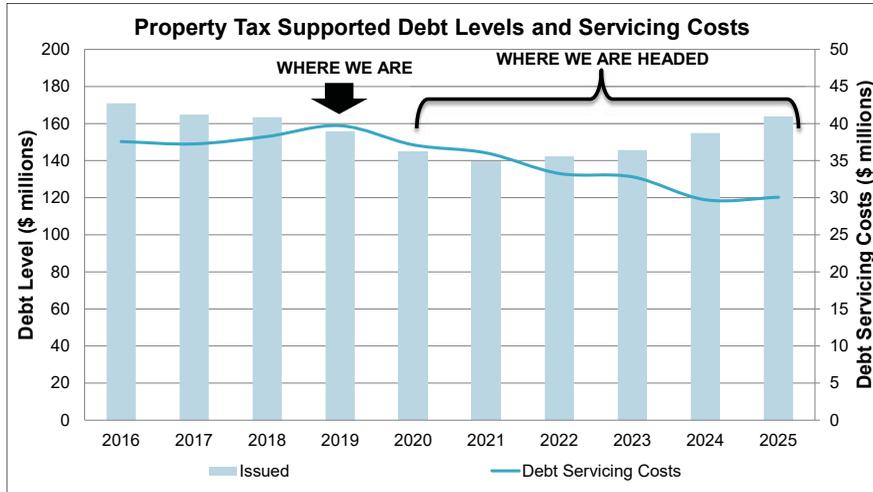
## Capital Budget Sources of Financing (pg. 43)



~50% of 2020-2029  
capital plan

~50% of 2020-2029  
capital plan

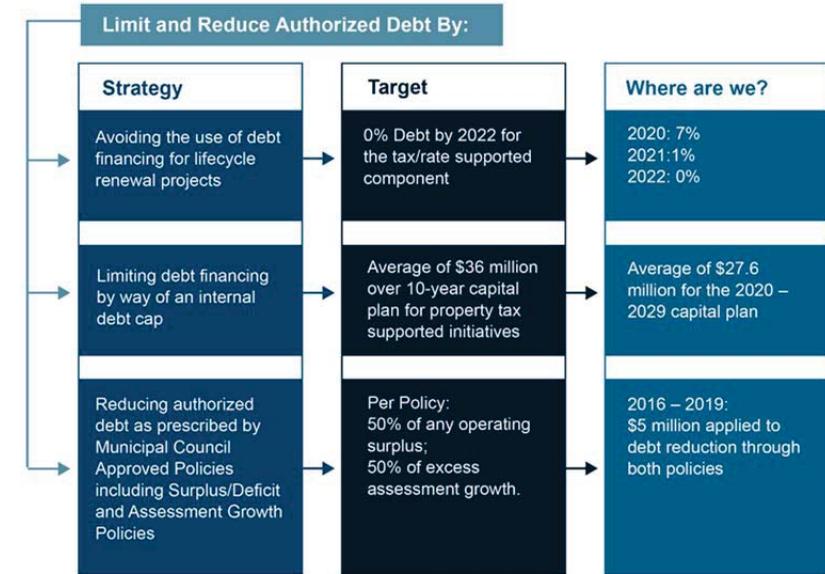
## Debt Highlights – Projected Debt Levels & Debt Servicing Costs (pg. 158)



10-year average tax supported capital plan increased >30% compared to 2016, yet forecasted 2025 debt levels are similar to the amount of outstanding debt in 2018

Illustrates our prudent debt management practices

## Debt Highlights – Strategies for Prudent Debt Management (pg. 161)



## Debt Highlights – Strategies for Prudent Debt Management – cont'd



## Reserves & Reserve Funds Highlights (pg. 152)

Tax Supported Contributions Summary (\$000's)	2019 Revised	2020 Proposed	2021 Proposed	2022 Proposed	2023 Proposed	2020-2023 Total
Total Tax Supported Contributions	57,886	55,991	56,386	57,515	58,522	228,414
Year-Over-Year Incr./(Decr.)	N/A	(1,895)	395	1,128	1,007	636

Tax supported contributions to reserve funds have only marginally increased to support a much larger capital plan

Capital Budget Lifecycle Renewal Budget Financed by Reserve Funds (\$000's)	2020 Proposed	2021 Proposed	2022 Proposed	2023 Proposed	2020-2023 Total
Lifecycle Renewal (LCR) Budget	94,606	87,569	104,886	93,154	380,214
Reserve Fund Financing	28,064	25,797	33,501	30,386	117,748
% of Budget Financed by Reserve Funds	30%	29%	32%	33%	31%

We continue to prioritize the use of reserve funds and capital levy (pay-as-you-go) financing instead of debt for the lifecycle renewal capital plan

## Additional Investments Overview

## Additional Investments – Potential Tax Levy Impact

Business Cases (\$000's)	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2020-2023 Average % Inc/(Dec)
Administratively Prioritized ☐	5,563	9,805	14,164	15,927	
Tax Levy % Increase	0.9%	0.6%	0.6%	0.2%	0.6%
For Consideration ☐	8,549	12,703	15,812	19,028	
Tax Levy % Increase	1.4%	0.6%	0.4%	0.4%	0.7%
<b>Total Potential \$ Tax Levy Increase</b>	<b>14,112</b>	<b>22,508</b>	<b>29,976</b>	<b>34,955</b>	
<b>Total Potential % Tax Levy Increase</b>	<b>2.3%</b>	<b>1.2%</b>	<b>1.0%</b>	<b>0.6%</b>	<b>1.3%</b>

Subject to rounding.

## Additional Investments – Administratively Prioritized

#	BUSINESS CASES (\$000's)	GROSS INVESTMENT REQUESTED	
		2020-2023	2024-2029
<b>Decision Point 4A: ADDITIONAL INVESTMENTS ADMINISTRATIVELY PRIORITIZED</b>			
1	60% Waste Diversion Action Plan	17,600	39,000
2	Affordable Housing Community Improvement Plan	4,772	1,218
3	Back to the River: Part A) Forks with outlook	12,403	-
	Part B) One River Environmental Assessment Management Implementation	1,250	2,000
	Part C) Soho Environmental Assessment	500	-
	City of London Infrastructure Gap - Part A	3,000	6,000
5A	Climate Emergency Declaration: Part A - Develop Climate Emergency Action Plan (CEAP)	50	-
6	Coordinated Informed Response	6,703	10,428
7A	Core Area Action Plan - Part A	16,385	15,880
8	Dearness Home Auditorium Expansion	2,456	510
9	Fanshawe College Innovation Village	3,000	-
10A	HDC Funding for Affordable Housing - Part A	850	3,000
11	Information Systems: Part A) Development Application Tracking Software	3,900	1,300
	Part B) Human Capital Management System	1,230	1,098
12	LMCH Infrastructure Gap	15,518	36,852
13	Master Accommodation Plan	13,000	134,377
14	Operations Master Plan 2020	5,118	14,704
15	Subsidized Transit Program	3,608	6,435
16	T-Block Replacement / New Storage Building	901	102
<b>TOTAL ADMINISTRATIVELY PRIORITIZED</b>		<b>112,244</b>	<b>272,904</b>

Business cases are listed in alphabetical order

## Additional Investments – For Consideration

#	BUSINESS CASES (\$000's)	GROSS INVESTMENT REQUESTED	
		2020-2023	2024-2029
<b>Decision Point 4B: ADDITIONAL INVESTMENTS FOR CONSIDERATION</b>			
4B	City of London Infrastructure Gap - Part B	17,563	92,940
5B	Climate Emergency Declaration Part B - Implementation of CEAP Immediate Actions	1,295	1,890
	7B	Core Area Action Plan - Part B	9,775
10B	HDC Funding for Affordable Housing - Part B	2,800	4,800
17	Community Improvement Plan: Part A) Community Building Projects	160	300
	Part B) Land Acquisition	400	600
18	LMCH - Co-Investment with CMHC	20,229	22,258
19	LMCH Operating Staffing & Security	6,941	14,347
20	London Public Library - Collections	600	900
21	Regeneration of Public Housing	5,250	15,000
22	Smart City Strategy	466	1,248
23	Street Light Local Improvement	832	1,401
24	Wifi in Recreation Facilities for the Public	155	-
25	Winter Maintenance Program Support	4,220	7,440
<b>TOTAL FOR CONSIDERATION</b>		<b>70,686</b>	<b>177,554</b>
<b>TOTAL BUSINESS CASES</b>		<b>182,930</b>	<b>450,458</b>

Business cases are listed in alphabetical order

## Water and Wastewater & Treatment Overview

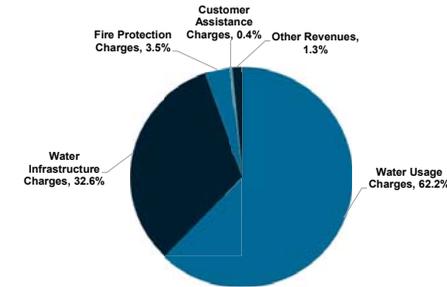
## Water Budget - Overview

2020-2023 Multi-Year Budget (\$000's)

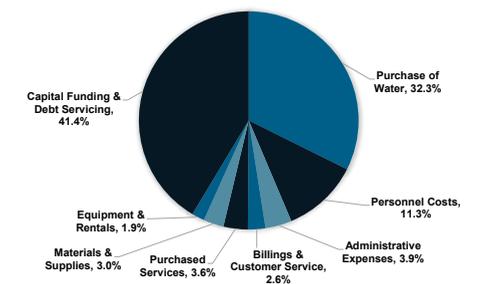
Water	2019 Approved Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2020 - 2023 Average Annual % Increase/Decrease
<b>Water Rate Increase</b>	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%
Water Proposed Budget	79,896	84,739	87,488	90,530	93,695	-
<b>Increase Over Prior Year Budget (\$)</b>	2,766	4,843	2,750	3,041	3,166	-
<b>Increase Over Prior Year Budget (%)</b>	2.9%	6.1%	3.2%	3.5%	3.5%	4.1%

Subject to rounding.

REVENUE BUDGET - WATER  
FOUR YEAR AVERAGE (2020-2023)



EXPENDITURE BUDGET - WATER  
FOUR YEAR AVERAGE (2020-2023)



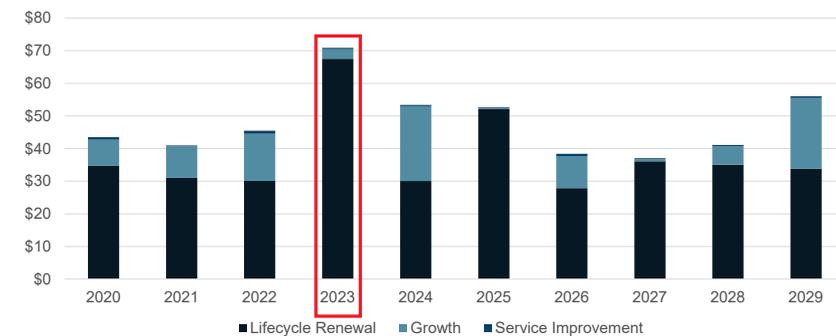
## Water Capital Budget Summary

**Water Capital Budget**  
(\$ millions)

	2020-2023 Multi-Year Budget	2020-2029 Capital Plan
<b>Lifecycle Renewal</b>	\$163 (81%)	\$378 (79%)
<b>Growth</b>	\$35 (18%)	\$96 (20%)
<b>Service Improvement</b>	\$2 (1%)	\$5 (1%)
<b>Total</b>	<b>\$201</b>	<b>\$479</b>

## Water Capital Budget Summary

2020-2029 Water Capital Budget by Classification  
(\$ millions)



Increase in 2023 is due to the project to replace & expand the Springbank Reservoir #2

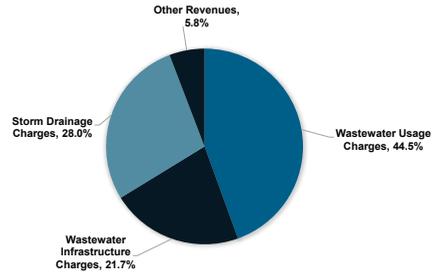
## Wastewater Budget - Overview

### 2020-2023 Multi-Year Budget (\$000's)

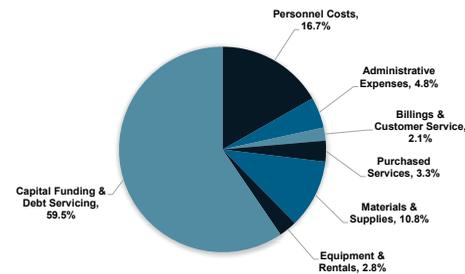
Wastewater & Treatment	2019 Approved Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2020 - 2023 Average Annual % Increase/ Decrease
<b>Wastewater &amp; Treatment Rate Increase</b>	<b>3.0%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.5%</b>	<b>2.5%</b>
Wastewater & Treatment Proposed Budget	98,182	103,712	107,083	110,747	114,553	-
<b>Increase Over Prior Year Budget (\$)</b>	<b>2,766</b>	<b>5,530</b>	<b>3,371</b>	<b>3,664</b>	<b>3,806</b>	<b>-</b>
<b>Increase Over Prior Year Budget (%)</b>	<b>2.9%</b>	<b>5.6%</b>	<b>3.3%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.9%</b>

Subject to rounding.

#### REVENUE BUDGET - WASTEWATER FOUR YEAR AVERAGE (2020-2023)



#### EXPENDITURES BUDGET - WASTEWATER FOUR YEAR AVERAGE (2020-2023)



## Wastewater Capital Budget Summary

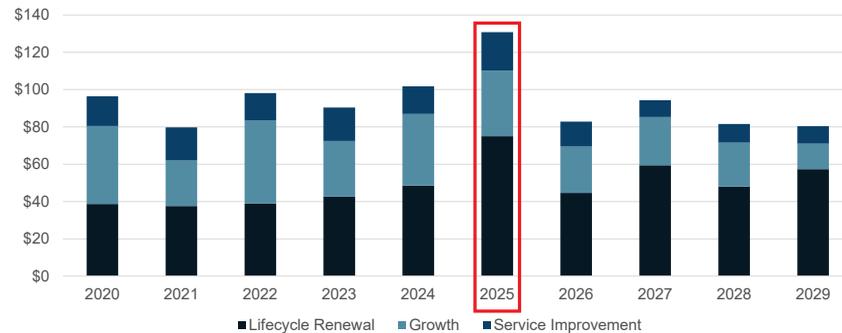
### Wastewater & Treatment Capital Budget (\$ millions)

2020-2023 Multi-Year Budget  
2020-2029 Capital Plan

Lifecycle Renewal	\$158 (43%)	\$491 (52%)
Growth	\$141 (39%)	\$302 (32%)
Service Improvement	\$66 (18%)	\$144 (15%)
<b>Total</b>	<b>\$365</b>	<b>\$936</b>

## Wastewater Capital Budget Summary

### 2020-2029 Wastewater & Treatment Capital Budget by Classification (\$ millions)



Increase in 2025 is due to significant infrastructure renewal projects including:

- City Centre Servicing Strategy Phase 8 – York St. (Colborne to William)
- Clarke Road (Oxford to Huron)
- Pottersburg Trunk – Phase 3

## Key Dates & Upcoming Public Engagement

## Key Dates in the Budget Process

What / Where	Date
Tabling of the 2020-2023 Multi-Year Budget	December 17 SPPC at 4:00pm
Report on Potential Net Levy Reductions including Business Cases	January 7 SPPC at 4:00pm
Report on Pre-Tabling Budget Public Engagement Feedback	January 7 SPPC at 4:00pm
Public Participation Meeting	January 23 SPPC at 4:00pm
2020-2023 Multi-Year Budget Review SPPC at 9:30am	January 30 January 31 February 6 February 7 February 13 February 14
Final Approval of the 2020-2023 Multi-Year Budget	March 2 Council at 4:00pm

## Public Engagement Activities

Description	Date
Social Media Continuation	Ongoing through February
Business Case Survey on <i>GetInvolved.London.ca</i>	Launching Dec. 18th
Budget Open House Session Goodwill Industries, 255 Horton St. E.	January 11 10:00am – 12:00pm
Community Meeting with London Environmental Network Goodwill Industries, 255 Horton St. E.	January 13 6:00pm – 8:00pm
Budget Open House Session Goodwill Industries, 255 Horton St. E.	January 15 6:00pm – 8:00pm
Community Meeting with the Urban League Location TBD	January 16 5:30pm – 7:30pm
Public Participation Meeting	January 23 SPPC at 4:00pm
Ward Meetings	As Requested

## Budget Administrative Matters

## Requests in Preparation for Budget Deliberations

- Please reach out to the appropriate Managing Director with any questions you wish to ask regarding the 2020-2023 Multi-Year Budget
  - Ensures that an answer will be available
  - Also ensures that the right person will be in attendance to respond
- If you are planning to propose any amendments, please circulate those **in advance**
- If you are planning to declare a conflict on particular parts of the budget, please advise the City Clerk and City Treasurer **in advance** so that the budget recommendations can be separated accordingly
- Info sessions will be scheduled in January to provide an opportunity for Councillors to ask questions of Finance staff – further details to come



2020-2023  
**MULTI-YEAR  
BUDGET**  
City of London

-  [LondonCanada](#)
-  [#Cityoflondonont](#)
-  [@CityofLdnOnt](#) [#LdnBudget](#)
-  [budget@london.ca](mailto:budget@london.ca)
-  [getinvolved.london.ca](http://getinvolved.london.ca)



# Land Ambulance Draft Budget Update

December 17, 2019

## Presentation Overview

- Background
- Current and Future Challenges
- Financial implications
- Opportunities
- Next steps

## Background



- Service Transfer From the Province in 1998
    - Consolidated Municipal Service Manager
  - Our Service philosophy
    - No boundaries
  - Service history
- Governance Structure
  - Unprecedented Innovative Unique Accommodations From Day One
    - Management Oversight Committee (MOC)
      - Base hospital
      - City
      - County
    - 24/7 Station decision
    - Separate Authority
    - No dedicated stations
    - Service agreements

## Land Ambulance Agreements

### **Prior to 2013**

- 100% weighted assessment

### **2013 and 2017 Agreements**

- 85% weighted assessment ratio
- 15% call volume ratio



## The Impact of the Formulas

- Provincial funding ratio
- Call volume ratio
- Assessment ratio
  
- A change in any one of these ratios or a combination of ratios will have varying degrees of impact on the cost to either municipality
- It is very easy for there to be a substantial shift in costs between the three funders without any increase in the land ambulance budget



## Information Provision

- In October of this year, we met with the City's Finance Department to provide them with an overview of
  - 2020- 2023 draft budget
  - Risks
  - Pressures
  - Potential variability in provincial funding
  - The impact of delaying the replacement of capital resources
  
- In November, we met with the City Manager and Treasurer to provide an update on the 2020 -2023 draft budget
  
- This was the same approach that was used during the last 4 year budget cycle



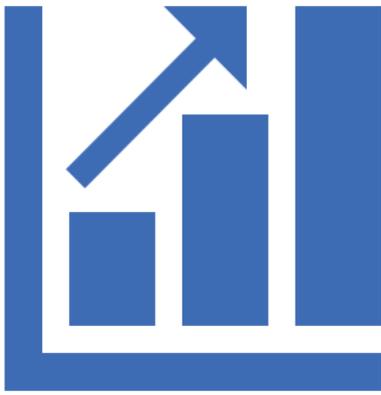
## Budgeting Concerns

- No crystal ball for significant factors
- Budget timetable
- Four-Year Process does not consistently allow for significant system changes/responsiveness
- Expectations

## 2020 Budget Pressures

- A number of external pressures beyond our control will require an increase to our administrative estimated 2020 budget (15.9%)
  - Call volume growth
  - Offload Delays
  - Provincial funding uncertainty
  - Presumptive Legislation for (PTSD)
  - Dispatch triage
  - Overdue Capital Investments
  - Cross-border usage
  - Sanctioned and unsanctioned events



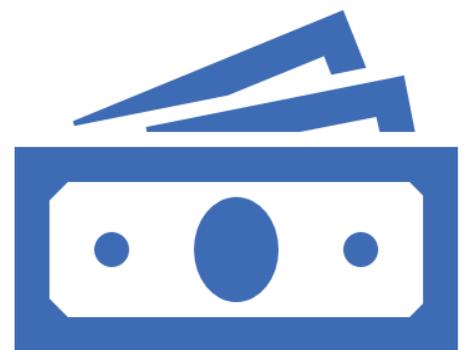


## Call Volume Increases

- Call volume has increased dramatically so far in 2019 (9.5%)
- The predicted increase that we budgeted for was 3.3%
- We are on track to have a calendar year increase of 10.3% increase in call volumes
- We are budgeting for a 6.3% increase in call volumes next year
- Investments in front line resources have not kept pace with call volume increases

## Offload Delays

- Several initiatives
  - Offload nurses
  - Direct transfer
  - Emergency room restructuring
- The cost of offload delays
  - \$2M per year in additional resource requirements



## Systemic Factors

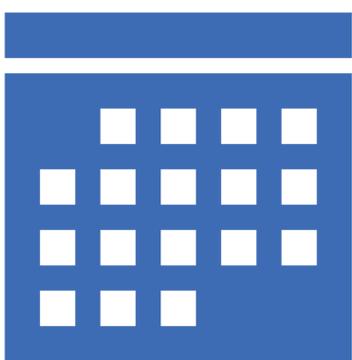
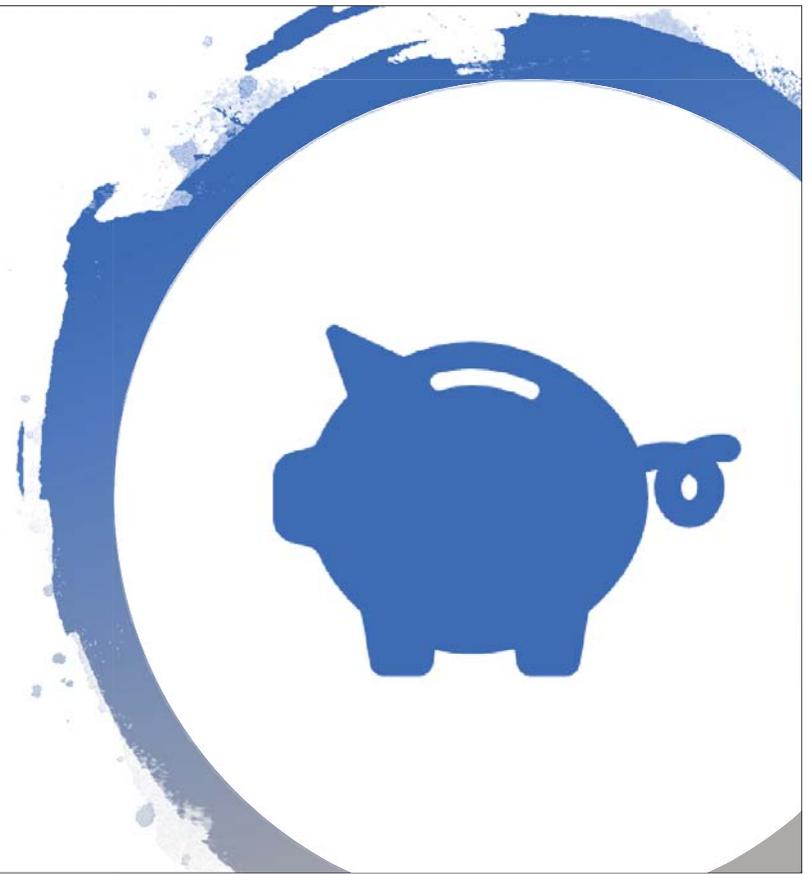
- Triaging of dispatch calls
- Population Increase
  - 5<sup>th</sup> fastest growing census area
- Shift in demographics
  - Aging population
- Increased number of mental health and substance abuse calls



## Operational Challenges

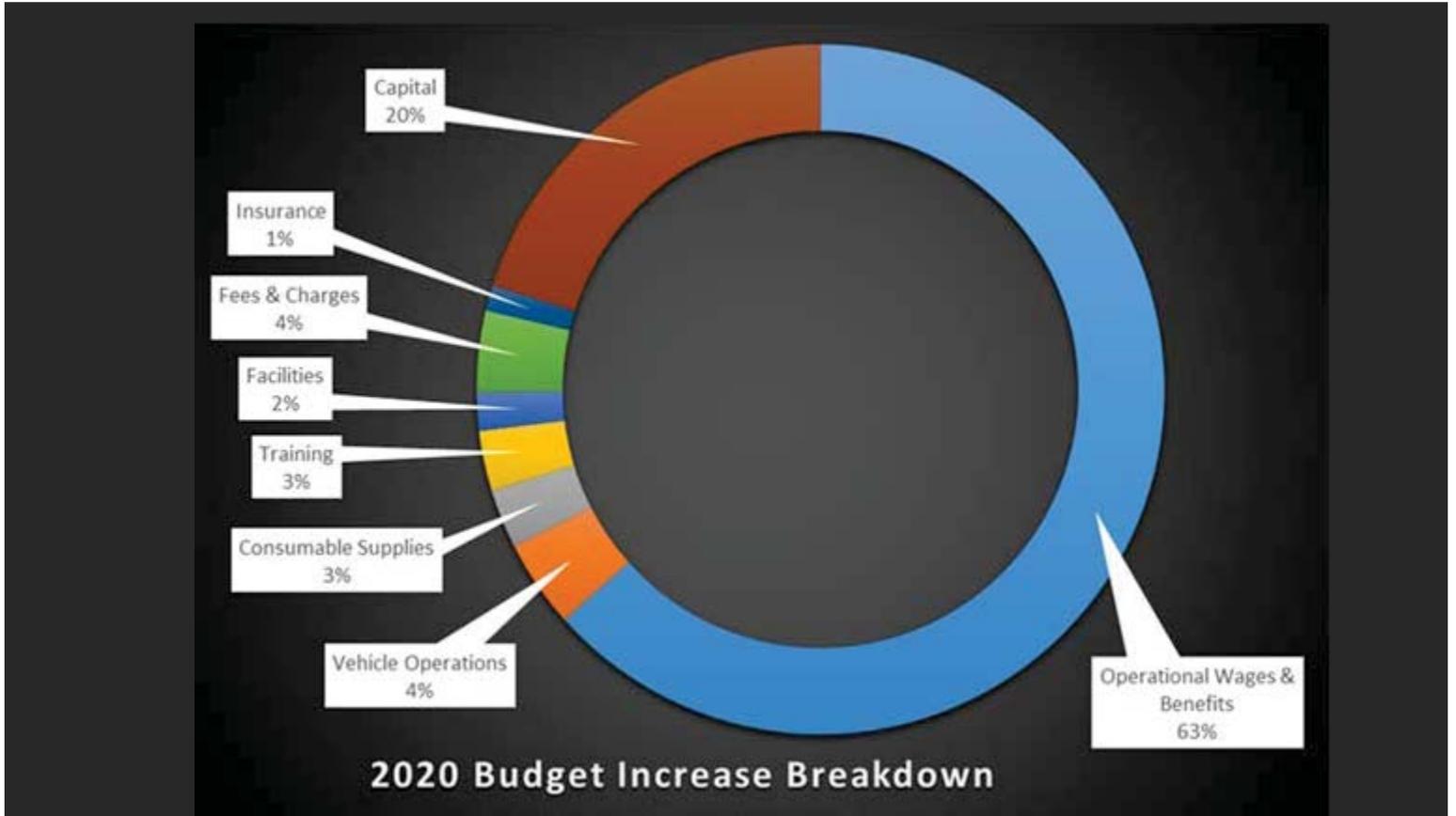
- Special events
  - Several urban special events both sanctioned and non-sanctioned have put increased pressure on the system
- Delayed capital purchases
- Anticipated wage increases
- Code zero
  - The cost of non-MLPS ambulances
  - Risk mitigation

## Putting the Land Ambulance Budget in Perspective



## 2020 Draft Budget Highlights

- Addition of 2-24 hour vehicles in 2020
- Replacement of operational capital resources
- Investment in system support and oversight
- Increases to reflect costs of insurance, facilities, medical supplies
- Investment in training and risk mitigation strategies




## The Path Forward

- Promotion of common solutions
  - Control of dispatch
  - Off-load delay investments
  - Pooling
  - Policies
  - Land Ambulance Review
- Working together
  - MOC
    - Understanding the risk
    - Work together on solutions
- Investment together for cost control and service improvement for our residents

Questions



# Strategic Priorities and Policy Committee

## Report

2nd Meeting of the Strategic Priorities and Policy Committee  
January 7, 2020

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

**ALSO PRESENT:** M. Hayward, A.L. Barbon, B. Card, B. Coxhead, S. Datars Bere, A. Dunbar, M. Galczynski, G. Kotsifas, L. Livingstone, K. Murray, D. O'Brien, B. O'Hagan, M. Ribera, K. Scherr, M. Schulthess, C. Smith, S. Stafford, J. Stanford and B. Westlake-Power

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

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: M. van Holst

Seconded by: S. Lehman

That Consent Items 2.1 and 2.2 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)**

#### 2.1 2020-2023 Multi-Year Budget Pre-Tabling Public Engagement Feedback

Moved by: M. van Holst

Seconded by: S. Lehman

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated January 7, 2020 with respect to a summary of the feedback on the 2020-2023 Multi-Year Budget, from public engagement activities undertaken through December 2, 2019, BE RECEIVED for information.

**Motion Passed**

#### 2.2 2020-2023 Multi-Year Budget Business Cases for Potential Net Levy Reductions

Moved by: M. van Holst

Seconded by: S. Lehman

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following recommendation with respect to business cases for potential net levy reductions BE REFERRED to the 2020-2023 Multi-Year Budget deliberations:

“dd) That the following 2020-2023 Multi-Year Budget Business Cases for Potential Net Levy Reductions BE CONSIDERED:

- i) Business Case 26 - Eliminate Curbside Christmas Tree Collection – 2020-2023 Total Investment (\$120,000); Net Levy (\$120,000)
- ii) Business Case 27 - London Public Library - Eliminate Planned Security Enhancements – 2020-2023 Total Investment (\$107,000); Net Levy (\$107,000)
- iii) Business Case 28 - London Public Library - Eliminate Planned Staffing Increase – 2020-2023 Total Investment (\$42,000); Net Levy (\$42,000)
- iv) Business Case 29 - London Public Library – Promissory Note Forgiveness - 2020-2023 Total Investment (\$912,000); Net Levy (\$717,000)
- v) Business Case 30 - London Public Library - Wi-Fi Hotspot Lending Program – 2020-2023 Total Investment (\$188,000); Net Levy (\$188,000)
- vi) Business Case 31 - Multi-Residential Sector Fee Increase for Waste Collection – 2020-2023 Total Investment \$0; Net Levy (\$900,000)
- vii) Business Case 32 - Museum London - Exhibitions and Programs Reductions - 2020-2023 Total Investment (\$236,000); Net Levy (\$236,000)
- viii) Business Case 33 - Reduce Road Network Improvements for Minor Streets – 2020-2023 Total Investment (\$3,200,000); Net Levy (\$3,200,000)
- ix) Business Case 34 - Transfer portion of Conservation Authority costs to Wastewater & Treatment Budget – 2020-2023 Total Investment (\$11,544,000); Net Levy (\$11,554,000).”

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Enhanced Transit Services - Richmond Street and Western Road

Moved by: P. Squire

Seconded by: M. Cassidy

That the following actions be taken with respect to the transit routes along Richmond Street and Western Road between the Masonville Transit Hub, Western University and the Downtown:

a) the Civic Administration BE DIRECTED to work with London Transit Commission to identify:

- i) enhancements to roadway geometry, including, but not limited to, intersection design;
- ii) traffic controls, including signal design and operations;
- iii) transit routing and stop locations; and
- iv) other potential short and long term improvements to enhance transit service and connectivity along these corridors; and,

b) the Civic Administration BE DIRECTED to report back to a future meeting of the Strategic Priorities and Policy Committee, in advance of the next project intake opportunity for the Public Transit Infrastructure Funding – Transit Stream Program, with the results of the review set out in a) above.

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)**

**5. Deferred Matters/Additional Business**

5.1 (ADDED) Appointment to the London Police Services Board

That the following actions be taken with respect to Council appointments to the London Police Services Board:

- a) the resignation of Councillor Salih, from the Police Services Board BE ACCEPTED, effective January 16, 2020; and,
- b) subject to part a), above, consideration of an appointment to the London Police Services Board BE REFERRED to the Council meeting of January 14, 2020.

**Motion Passed**

Voting Record:

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

That the resignation of Councillor Salih, from the Police Services Board BE ACCEPTED, effective January 16, 2020.

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. Pelozza, A. Kayabaga, and S. Hillier  
Nays: (1): S. Lewis

**Motion Passed (14 to 1)**

Moved by: A. Kayabaga  
Seconded by: M. Salih

That Councillor Maureen Cassidy BE APPOINTED as a member of the London Police Services Board, effective January 16, 2020, for the term ending November 15, 2022.

**Amendment:**

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

That consideration of an appointment to the Police Services Board BE REFERRED to the Council meeting of January 14, 2020, for consideration.

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)**

5.2 (ADDED) Confirmation of Appointment to the Argyle BIA

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

That Melanie O'Brien, Owner of Madison's Boutique & Consignment, BE APPOINTED to the Argyle BIA for the term ending November 15, 2022.

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)**

5.3 (ADDED) RBC Place London Board Appointment Recommendations

Moved by: M. Cassidy

Seconded by: P. Van Meerbergen

That the following actions be taken with respect to the appointments to the RBC Place London Board of Directors:

a) Murphy Pettypiece (digital/business) and Susan Judd (agriculture/agrifoods/tourism), Class 1, BE APPOINTED for the term ending November 15, 2023; and,

b) Garret Vanderwyst (sustainability business), Class 2, BE APPOINTED for the term ending November 15, 2020;

it being noted that Peter White, education sector, will remain on the Board in a mentor ship role as Past Chair as a non-voting member until December 31, 2020.

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. Confidential (Enclosed for Members only.)**

Moved by: M. van Holst

Seconded by: S. Turner

That the Strategic Priorities and Policy Committee convene, In Closed Session, for the purpose of considering a matter pertaining to personal matters, including information regarding an identifiable individual, with respect to employment-related matters; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation; and advice subject to solicitor-client privilege, including communications necessary for that purpose.

The Strategic Priorities and Policy Committee convened, In Closed Session, from 5:06 PM to 8:29 PM.

**7. Adjournment**

The meeting adjourned at 8:30 PM.

Bill No. 26  
2020

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 14<sup>th</sup> day of  
January, 2020.

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 January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Bill No. 27  
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to an area of land located along the Hamilton Road Corridor, and lands north and south of the Hamilton Road Corridor.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

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

**A. Purpose of this Amendment**

The purpose of this Amendment is:

1. To add a policy to Chapter 10 of the Official Plan for the City of London to allow select properties in the Low Density Residential, Neighbourhood Commercial Node, and Light Industrial designations to be developed for uses permitted in the Main Street Commercial Corridor designation, provided the development fronts Hamilton Road.

**B. Location of this Amendment**

1. This Amendment applies to lands located at 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street in the City of London.

**C. Basis of the Amendment**

This recommended amendment is consistent with the Provincial Policy Statement, 2014. This amendment will facilitate the continued revitalization of the Hamilton Road Corridor so that properties to the rear of properties fronting Hamilton Road can be developed with properties fronting Hamilton Road if these lots are consolidated. It also allows flexibility for properties fronting Hamilton Road in the Low Density Residential designation the ability to be used for commercial purposes, as over time this area has developed as a primarily commercial corridor.

**D. The Amendment**

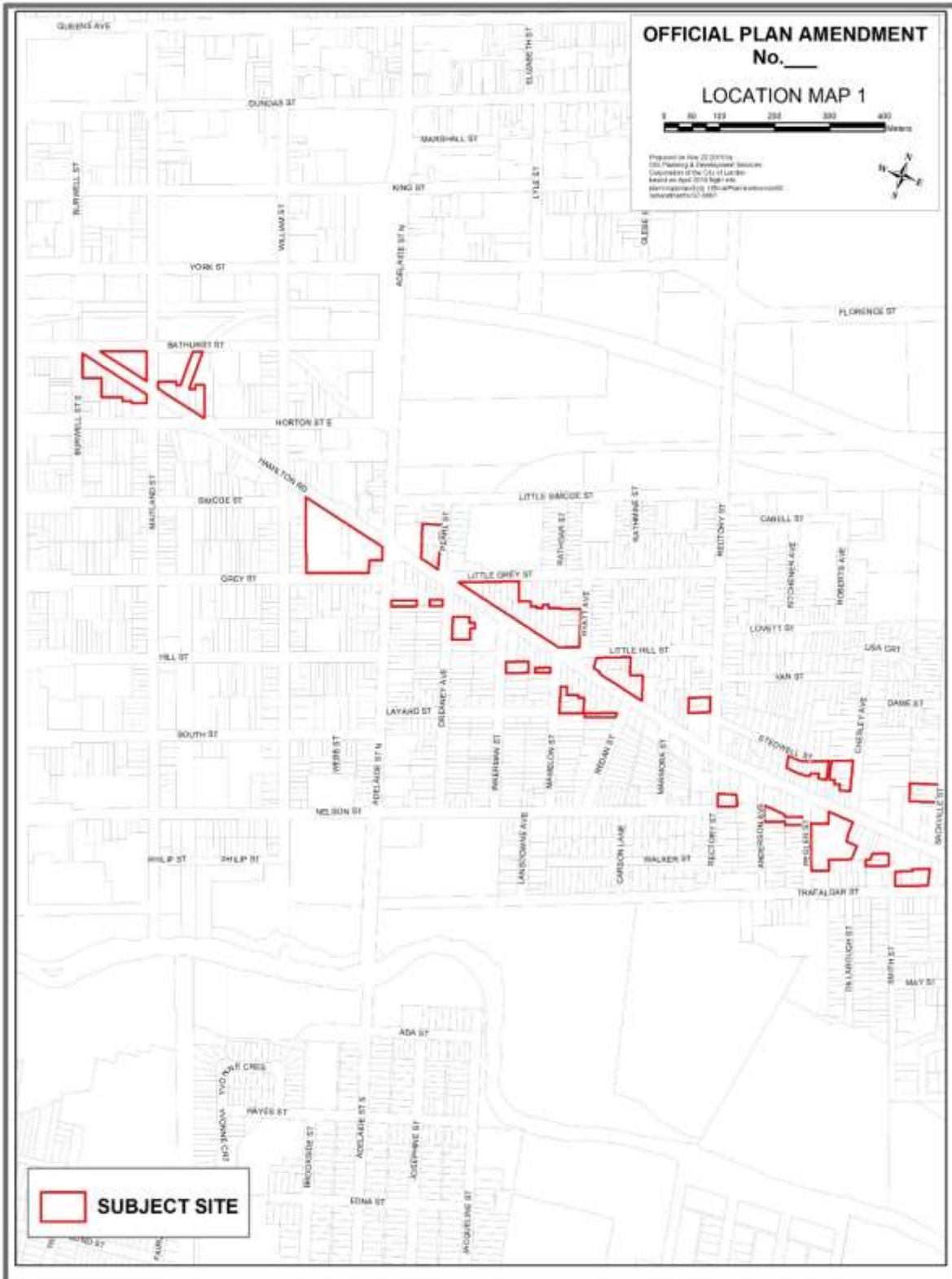
The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 cxxv) of the Official Plan for the City of London is amended by adding the following:  
  
1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145

Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street

In the Low Density Residential, Neighbourhood Commercial Node, and Light Industrial designations on the lands known municipally as 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street, the uses, intensity and form permitted in the Main Street Commercial Corridor designation may be permitted if the property is combined with a property fronting Hamilton Road.

# Location Map 1





Bill No. 28  
2020

By-law No. CPOL.-\_\_\_\_\_ - \_\_\_\_\_

A by-law to repeal Council Policy By-Law No. CPOL.-115-367, as amended by By-law No. CPOL.-115(a)-418, being "Issuance of Proclamations Policy" and replace it with a new Council policy entitled "Issuance of Proclamations Policy".

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

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

AND WHEREAS the Council of The Corporation of the City of London wishes to repeal By-law No. CPOL.-115-367, as amended by By-law No. CPOL.-115(a)-418, being "Issuance of Proclamations Policy" and replace it with a new Council policy entitled "Issuance of Proclamations Policy";

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

1. By-law No. CPOL.-115-367, as amended by By-law No. CPOL.-115(a)-418 "Issuance of Proclamations Policy" is hereby repealed.
2. The Policy entitled "Issuance of Proclamations Policy" attached as Schedule "A" to this by-law is hereby adopted.
3. This by-law comes into effect on the day it is passed.

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

## Schedule "A"



### Issuance of Proclamations Policy

**Policy Name:** Issuance of Proclamations Policy

**Legislative History:** Adopted September 19, 2017 (By-law No. CPOL.-115-367);  
Amended July 24, 2018 (By-law No. CPOL.-115(a)-418)

**Last Review Date:** January 6, 2020

**Service Area Lead:** City Clerk

#### 1. Policy Statement

1.1 This policy sets out the requirements for the issuance of proclamations.

#### 2. Definitions

2.1 Not applicable.

#### 3. Applicability

3.1 This policy shall apply to any request for the issuance of proclamations on behalf of the City of London.

#### 4. The Policy

4.1. Proclamations are ceremonial documents issued and signed by the Mayor on behalf of City of London Council that officially recognizes public awareness campaigns; charitable fundraising campaigns; and arts and cultural celebrations of organizations that reside/operate within the City of London. The requester must clearly identify the significance and connection of the proclamation to the mandate and goals as set out in the City of London's Strategic Plan. A proclamation does not constitute a personal or civic endorsement.

##### Application Process

- a) Proclamations requests are to be submitted on the City of London Application form to the City Clerk's Office at least six (6) weeks in advance of the requested issuance date.
- b) The Application must provide sufficient background information about the organization, cause or event being proclaimed and the proposed text for inclusion in the proclamation. The proposed text is subject to approval by the City of London to ensure compliance with City of London's policies and by-laws.
- c) Upon receipt of the Application, the City Clerk's Office will review the Application in accordance with this Policy and if the Application appears to be in compliance with the Policy, the Application will be placed on the next available Corporate Services Committee meeting for consideration.
- d) The Corporate Services Committee will review the Application and provide a recommendation to the Municipal Council for consideration with respect to the disposition of the Applications.

##### Administration of Policy:

- e) The cause or event must contribute to the economic, social and cultural fabric of the City of London.
- f) Repeat requests must be submitted on an annual basis.
- g) An organization may request one proclamation per calendar year.

- h) Organization do not have exclusive rights to the day, week, or month being proclaimed.
- i) Proclamations of a similar topic will be issued on a first come first served basis.
- j) The City of London will not incur any expenses relating to the advertising or promotion of a proclamation. Recipients are responsible for the promotion of the proclamation, organization of related activities and for all associated costs.
- k) Proclamations will not be issued for:
  - Matters of political controversy, ideological or religious beliefs or individual conviction.
  - Events or organizations with no direct connection to the City of London.
  - Campaigns or events contrary to City of London policies or by-laws.
  - National, Independence or Republic Days.
  - Campaign or events intended for profit-making purposes.
  - Recognition of individuals.
  - Recognition of events or organizations that espouse discrimination, hatred, violence or racism.
  - Matters attempting to influence government policy.
  - Matters designed to incite hatred or disorder.
- l) The City of London reserves the right to refuse to issue a proclamation.

**APPENDIX “B”**

**Proclamation Request Form**

Requests for the issuance of proclamations are governed by Council Policy (excerpted below). Requests must be received at least six (6) weeks in advance of the requested issuance date and may be emailed to the City Clerk at [ClerksApprovalRequests@london.ca](mailto:ClerksApprovalRequests@london.ca) or mailed to City Hall, P.O. Box 5035 LONDON, ON, N6A 4L9.

**Request details**

Name of Organization	
Date Proclamation Required	
Proclamation Name	
Proclamation Type (day), (week), (month)	
Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations)	
Requester Name	
Requester Telephone Number	
Requester Email Address	
Requester Address	
Required Supporting Documents <ul style="list-style-type: none"> <li>• Detail information on the Organization</li> <li>• Detail information on the Event</li> <li>• Confirmation of authorization from the Organization to submit the request</li> </ul>	
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London’s Policies and By-laws.	
_____ Signature	_____ Date
NOTICE OF COLLECTION OF PERSONAL INFORMATION	
Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001, S.O. 2001, c. 25</i> and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: <a href="mailto:csaunder@london.ca">csaunder@london.ca</a>	

## Issuance of Proclamations Policy Excerpts

### 4. The Policy

- 4.1. Proclamations are ceremonial documents issued and signed by the Mayor on behalf of City of London Council that officially recognizes public awareness campaigns; charitable fundraising campaigns; and arts and cultural celebrations of organizations that reside/operate within the City of London. The requester must clearly identify the significance and connection of the proclamation to the mandate and goals as set out in the City of London's Strategic Plan. A proclamation does not constitute a personal or civic endorsement.

#### Application Process

- a) Proclamations requests are to be submitted on the City of London Application form to the City Clerk's Office at least six (6) weeks in advance of the requested issuance date.
- b) The Application must provide sufficient background information about the organization, cause or event being proclaimed and the proposed text for inclusion in the proclamation. The proposed text is subject to approval by the City of London to ensure compliance with City of London's polices and by-laws.
- c) Upon receipt of the Application, the City Clerk's Office will review the Application in accordance with this Policy and if the Application appears to be in compliance with the Policy, the Application will be placed on the next available Corporate Services Committee meeting for consideration.
- d) The Corporate Services Committee will review the Application and provide a recommendation to the Municipal Council for consideration with respect to the disposition of the Applications.

#### Administration of Policy:

- e) The cause or event must contribute to the economic, social and cultural fabric of the City of London.
- f) Repeat requests must be submitted on an annual basis.
- g) An organization may request one proclamation per calendar year.
- h) Organization do not have exclusive rights to the day, week, or month being proclaimed.
- i) Proclamations of a similar topic will be issued on a first come first served basis.
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  - Matters of political controversy, ideological or religious beliefs or individual conviction.
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  - National, Independence or Republic Days.
  - Campaign or events intended for profit-making purposes.
  - Recognition of individuals.
  - Recognition of events or organizations that espouse discrimination, hatred, violence or racism.
  - Matters attempting to influence government policy.
  - Matters designed to incite hatred or disorder.
- l) The City of London reserves the right to refuse to issue a proclamation.

Bill No. 29  
2020

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

A by-law to designate 36 Pegler Street to be of cultural heritage value or interest.

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

AND WHEREAS notice of intention to so designate the property known as 36 Pegler Street has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 36 Pegler Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

**SCHEDULE “A”**  
**To By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_**

**Legal Description**

Part Lots 3 and 4, s/s Hamilton Road and Lot 6, e/s Pegler Street, Plan 318(3rd), designated as Part 1, 33R-17045, London

**SCHEDULE “B”**  
**To By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_**

**Description of Property**

The property at 36 Pegler Street is located on the east side of Pegler Street just south of Hamilton Road. The property includes a house, located to the southern portion of the property with a driveway at the north. The house was constructed in 1897 and was first occupied by the Warren family.

**Statement for Designation**

The property at 36 Pegler Street is of significant cultural heritage value or interest because of its physical/design values, its historical/associative values, and its contextual values.

The property at 36 Pegler Street is a representative example of the Queen Anne Revival architectural style, with expression of influences from the East Lake School, in East London. The Queen Anne Revival architectural style is demonstrated in the form, massing, and detailing of the home at 36 Pegler Street. While the Queen Anne Revival architectural style is common in London, the execution of the detailing of the building, particularly its demonstrated expression of influence from the East Lake School, distinguishes the property at 36 Pegler Street from other examples of the Queen Anne Revival architectural style. The property at 36 Pegler Street demonstrates a high degree of authenticity as a representative example of a Queen Anne home in London as its heritage attributes are accurately displayed. The property at 36 Pegler Street has a high degree of integrity, as the property’s heritage attributes have been preserved and continue to support the cultural heritage value of the property.

A concentration of decorative elements applied to the home at 36 Pegler Street demonstrates the high degree of craftsmanship and artistic merit, particularly as it executes the Queen Anne Revival architectural style. In particular, the applied wooden details of the gable, the fretwork of the porch, and the stained glass windows (particularly the front window) demonstrate a high degree of craftsmanship and artistic merits with excellent integrity. The property at 36 Pegler Street also demonstrates a higher degree of applied detail than found on nearby properties of the same vintage.

The property at 36 Pegler Street has the potential to yield information related to an understanding of the history and evolution of East London and the Hamilton Road area as it relates to Victorian period development that characterizes the area’s development.

The property at 36 Pegler Street defines the character of Pegler Street, particularly as a relic of the former residential character of the east side of Pegler Street near Hamilton Road.

The property at 36 Pegler Street is historically linked to the nearby properties at 23 Pegler Street and 35 Pegler Street, as the buildings located on these properties were constructed for children of Charles Warren who lived at 36 Pegler Street prior to their construction.

**Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Form, scale, and massing of the one-and-a-half storey L-plan residential building
- The setback of the building from Pegler Street
- Steeply pitched cross-gable roof

- Buff brick veneer exterior cladding, with voussoirs above the window and door openings in the façades
- Entry doorway set in an umbrage with the gable roof projecting above, supported by a decorated fluted wood post set on a base of buff brick masonry with brackets and fretwork in an off-set rectangular pattern
- East Lake style painted wood entrance door with glass lights framed in scroll with trim and dentil below, a brass ringer/door bell and mail slot, and nine recessed panels below with nail head detail, and transom with water glass texture
- Wood windows and storm windows, including:
  - Large plate glass window on the front of the building, set in a segmental arched opening with pierced line and dot detail, with a curved, oblong transom, carved floral motif in the spandrel of the transom, and stained glass with coloured and textured glasses in a scroll motif with floral accents, a painted stone sill
  - Queen Anne style windows in the front gable, with plain lower sashes and coloured glass in small squares surrounding a plain centre lights in the upper sash
  - Wood sash windows and storm windows
- Decorated front (west) and north (side) gables, including wood details:
  - Bargeboard with naturalistic foliated scroll motif at terminal points
  - Raised panels with accented squares with daisy/floral or sunburst patera
  - Pierced or perforated details in the corbels/consols
  - Bracket course below the window openings with East Lake style brackets below the two windows, as well as above and between the windows to flank the window frame or stile
  - An enlarged or exaggerated bracket course above the window openings
  - Alternating courses of square or scalloped wood shingle imbrication
  - Ribbed or reeded parallel convex projecting mouldings (with the appearance of timber) in the apex of the gable
- Wood tongue and groove soffits
- Buff brick chimney at the rear
- The following interior heritage attributes:
  - The vestibule door with Queen Anne style stained glass with textured glass centre panel

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

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

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

AND WHEREAS subsection 214.1(1) of the Highway Traffic Act, as amended, provides that the council of a municipality may by by-law designate a part of a highway under its jurisdiction as a community safety zone if, in the council’s opinion, public safety is of special concern on that part of the highway.

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

1. By-law PS-113 is hereby amended by **adding** the following row:

35.2 The highways set out in Column 1 of Schedule 17.2 (School Community Safety Zones) of this by-law between the points set out in Column 2 thereof and the points set out in Column 3 thereof are hereby designated as Community Safety Zones, all-year round.

2. Schedule 17.2 (School Community Safety Zones) of By-law PS-113 is hereby amended by **adding** the following rows:

Ashbury Avenue	Surrey Crescent (north intersection)	A point 67 m west of Barrett Crescent
Ashley Crescent	Jalna Boulevard (north intersection)	257 m east of Jalna Boulevard (south intersection)
Askin Street	Wharncliffe Road S	A point 35 m east of Cynthia Street
Baker Street	Belgrave Avenue	Langley Street
Barker Street	Huron Street	Monsarrat Avenue
Base Line Road W	Robin Road	Southcrest Drive
Beaufort Street	Wharncliffe Rd N	East limit of Beaufort Street
Belfield Street	Kipps Lane	39 m south of Norwood Avenue
Biscay Road	Sherene Terrace	A point 225 m north of Sherene Terrace
Blackacres Boulevard	Edgehill Road	Hawthorne Road
Bonaventure Drive	Admiral Drive	A point 38 m south of Simpson Crescent (south intersection)
Bow Street	Bancroft Road	Marconi Boulevard
Braesyde Avenue	Hamilton Road	Dengate Crescent (north intersection)
Briscoe Street E	Cathcart Street	Wortley Road

Buroak Drive	West limit of Buroak Drive	A point 110 m east of Denview Avenue
Byron Avenue E	Wharncliffe Rd S	Birch Street
Cairn Street	Burlington Crescent	Cleveland Avenue
Carrick Lane	Bracebridge Court	Sunnyside Drive
Cartwright Street	Princess Avenue	Central Avenue
Cedarhollow Boulevard	Cedarpark Crescent	Killarney Road
Chalfront Road	North limit of Chalfront Road	Hartson Road
Chambers Avenue	Hastings Drive	Sandybrook Drive
Charles Street	Mount Pleasant Avenue	Wharncliffe Road N
Cheapside Street	A point 50 m west of Harley Street	Barker Street
Cheapside Street	McNay Street	A point 560 m east of Highbury Avenue N
Chelton Road	Meadowgate Boulevard	Emerald Road
Chiddington Avenue	Huntingdon Drive	Chiddington Place
Chippendale Crescent	King Edward Avenue	280 m west of King Edward Avenue
Chippewa Drive	A point 104 m west of Pawnee Road	A point 105 m north of Oakville Avenue
Classic Drive	A point 150 m west of Quail Ridge Crescent	A point 69 m east of River Run Terrace
Colborne Street	Dufferin Avenue	King Street
Concord Crescent	Blue Forest Drive (south intersection)	Blue Forest Drive (north intersection)
Coronation Drive	South Carriage Way	Lawson Road
Cramston Crescent	Adevon Avenue	Valetta Street
Crane Avenue	Old Garrison Boulevard (north intersection)	64 m south of Old Garrison Boulevard (south intersection)
Curry Street	Mornington Avenue	Oxford Street E
Danielle Crescent	River Run Terrace (south intersection)	River Run Terrace (north intersection)
Dawn Drive	A point 87 m north of Moffatt Avenue	Trafalgar Street
Denlaw Road	Lawson Road	Blue Forest Drive
Deveron Crescent	Pond Mills Road	Frontenac Road
Devos Drive	Grenfell Drive	Stackhouse Avenue
Duchess Avenue	Cathcart Street	Wortley Road

Dudley Crescent	A point 168 m west of Millbank Drive (south intersection)	Millbank Drive (north intersection)
Dufferin Avenue	Wellington Street	150 m east of Waterloo Street
Dulaney Drive	Ferndale Avenue	Alston Road
Dumont Street	Merlin Crescent	Avondale Road
East Street	Hamilton Road	Flora Street
Edmonton Street	Wavell Street	Hilton Avenue
Elm Street	Hamilton Road	Trafalgar Street
Elmwood Avenue E	Cathcart Street	Wortley Road
Empress Avenue	Argyle Street	Wharncliffe Road N
Ernest Avenue	Fennell Crescent (south intersection)	Bradley Avenue
Ernest Avenue	Patience Crescent (north intersection)	Rosamond Crescent (north intersection)
Evans Boulevard	Meadowgate Boulevard (south intersection)	Jackson Road
Fairlane Avenue	Ski Valley Crescent	Griffith Street
Fallons Lane	Chippewa Drive	Huron Street
Ford Crescent	Coombs Avenue	Neville Drive
Frontenac Road	Silverdale Crescent (west intersection)	Deveron Crescent
Fuller Street	McNay Street	A point 80 m east of Vesta Road
Gammage Street	Cheapside Street	Traverse Street
Gardenwood Drive	Berkshire Drive	Ridgewood Crescent
Gatewood Boulevard	Huron Street	Monsarrat Avenue
Glasgow Street	Mornington Avenue	Oxford Street E
Glenora Drive	Glengarry Avenue	A point 304 m west of Glengarry Avenue
Glenora Drive	McLean Drive	Rideau Gate (south intersection)
Glenwood Avenue	Hamilton Road	Flora Street
Grey Street	Adelaide Street N	100 m west of William Street
Griffith Street	Dearborn Avenue	A point 150 m north of Fairlane Avenue
Griffith Street	Somerset Crescent	85 m north of Comox Crescent
Grosvenor Street	Gammage Street	Sterling Street

Guildwood Boulevard	Royal York Road	Cedarwood Road
Hastings Drive	A point 71 m east of Lindbrook Court	Hastings Gate
Hastings Drive	Chambers Avenue	Jennifer Road
Hawthorne Road	Coronation Drive	Blackacres Boulevard
Herkimer Street	Whetter Avenue	Alexandra Street
Hillview Boulevard	Hillside Drive	Richmond Street
Howard Avenue	Sunray Avenue	David Street
Hudson Drive	Bancroft Road	A point 94 m east of Saddy Avenue
Hunt Club Drive	A point 35 m east of Radcliffe Crescent (west intersection)	Royal York Road
Jacqueline Street	Thompson Street	A point 33 m north of Edna Street
James Street	South Routledge Road	150 m east of Duffield Street
Jensen Road	Highbury Avenue	Webster Street
Jellicoe Crescent	A point 150 m south of Lola Street	Blake Street
Kains Road	Jim Allen Way	A point 150 m east of Riverbend Road
Kinburn Crescent	Osgoode Drive (west intersection)	Osgoode Drive (east intersection)
King Street	Ashland Avenue	A point 55 m east of Oakland Avenue
Landor Street	Clemens Street	Kenwood Crescent (east intersection)
Langarth Street E	Cathcart Street	Wortley Road
Langley Street	North limit of Langley Street	Baker Street
Lawson Road	Blanchard Road	A point 40 m north of Banting Crescent (west intersection)
Lenore Street	Glendale Avenue	North limit of Lenore Street
Limberlost Road	Lawson Road	Fairfax Court
Locust Crescent	Jalna Boulevard (north intersection)	Jalna Boulevard (south intersection)
Lyle Street	York Street	Dundas Street
Lynden Crescent	Glenrose Drive	Commissioners Road W
Maitland Street	Bathurst Street	Dufferin Avenue
Maitland Street	Princess Avenue	Central Avenue
Maitland Street	Grosvenor Street	Cheapside Street

Marigold Street	South Wenige Drive	A point 50 m east of Marigold Court
McLean Drive	Glenora Drive	Tweed Crescent (east intersection)
Mendip Crescent	Osgoode Drive (south intersection)	Osgoode Drive (north intersection)
Meridene Crescent W	A point 136 m south of Ridge Road	Stoneybrook Crescent
Merlin Crescent	Park Avenue	Dumont Street
Millbank Drive	Southdale Road E	120 m north of Haymarket Place
Montebello Drive	Manitoulin Drive	Rockwyn Crescent
Mornington Avenue	Curry Street	Connaught Avenue
Mountsfield Crescent	Mountsfield Drive	Ridout Street S
Mountsfield Drive	Wortley Road	Commissioners Road E
Muriel Crescent	Ernest Avenue (north intersection)	Ernest Avenue (south intersection)
Nicole Avenue	South Wenige Drive	Stackhouse Avenue
Oak Park Drive	Kelly Street	Valetta Street
Oakville Avenue	Chippewa Drive	Pawnee Road
Old Garrison Boulevard	Settlement Trail (north intersection)	Settlement Trail (south intersection)
Oliver Street	Terrence Street	Trafalgar Street
Osgoode Drive	Breckenridge Crescent (east intersection)	Antrim Crescent (south intersection)
Osgoode Drive	Dow Road	A point 223 m east of Adelaide Street S (north intersection)
Patience Crescent	Ernest Avenue (north intersection)	Ernest Avenue (south intersection)
Pawnee Road	Chippewa Drive	Oakville Avenue
Piccadilly Street	Wellington Street	Colborne Street
Pinetree Drive	Oban Crescent	North limit of Pinetree Drive
Ponderosa Crescent	Jalna Boulevard (north intersection)	Jalna Boulevard (south intersection)
Princess Avenue	Colborne Street	Maitland Street
Quebec Street	Mornington Avenue	Oxford Street E
Quinton Road	Quinton Road (south leg)	Quinton Road (east leg)
Repton Avenue	Phillbrook Drive	Sandybrook Drive
Ridgewood Crescent	Gardenwood Drive	Greenwood Avenue

Riverbend Road	Kains Road	Shore Road
Royal Crescent	Castle Drive	Wexford Avenue
Saddy Avenue	Hudson Drive	Dartmouth Drive
Santa-Monica Road	Naomee Crescent (south intersection)	South limit of Santa-Monica Road
Second Street	Dale Street	Oxford Street E
Settlement Trail	Gristmill Lane	69 m south of Old Garrison Boulevard
Sherene Terrace	Valetta Street	Biscay Road
Sherwood Forest Square	Wonderland Road North	West limit of Sherwood Forest Square
Shore Road	Westdel Bourne	A point 90 m east of Riverbend Road
Silverfox Crescent	Silverfox Drive (south intersection)	Silverfox Drive (north intersection)
Sleightholme Avenue	Rollingwood Circle	Sarnia Road
Sorrel Road	A point 86 m north of Perth Avenue	Tewksbury Crescent
South Wenige Drive	McCallum Road	Sunningdale Road E
St Andrew Street	Empress Avenue	Oxford Street W
St. Croix Avenue	Guildwood Crescent (west intersection)	Guildwood Crescent (east intersection)
St. Lawrence Boulevard	South limit of St. Lawrence Boulevard	Belmont Drive
St Patrick Street	Argyle Street	Wharncliffe Road N
Stackhouse Avenue	Grenfell Drive	Nicole Avenue
Steeple Chase Drive	Fox Mill Crescent	Viscount Road
Stephen Street	Commissioners Road W	Springbank Avenue
Stoneybrook Crescent	A point 69 m south of Roland Crescent (west intersection)	Geary Avenue
Sunnyside Drive	Shetland Crescent (west intersection)	Doon Drive
Sunray Avenue	Colonel Talbot Road	Howard Avenue
Tecumseh Avenue E	Belgrave Avenue E	Langley Street
Tennent Avenue	Horseshoe Crescent (west intersection)	A point 53 m east of North Vernon Avenue
Tewksbury Crescent	Perth Avenue	Sorrel Road
Third Street	193 m north of Culver Drive	100 m south of Oxford Street E
Thompson Road	A point 150 m west of Adelaide Street S	Chesterfield Avenue

Tokala Trail	Dalmagarry Road	A point 110 m east of Coulldridge Way
Trafalgar Street	Lansdowne Avenue	Smith Street
Trafalgar Street	Smith Street	Hamilton Road
Trevithen Street	Whetter Avenue	Alexandra Street
Tweedsmuir Avenue	50 m north of Arcadia Crescent (south intersection)	Montebello Drive
Tweedsmuir Avenue	Manitoulin Drive (west intersection)	Laurentian Drive North
Valetta Street	Oak Park Drive	Sherene Terrace
Vancouver Street	Moffat Avenue	Wavell Street
Victoria Drive	McNay Street	West limit of McNay Street
Victoria Street	West limit of Victoria Street	A point 46 m west of Northdale Street
Viscount Road	A point 130 m west of Notre Dame Drive	A point 94 m north of Tavistock Road
Viscount Road	Farnham Road	Wonderland Road S
Waterloo Street	Queens Avenue	Wolfe Street
Waterloo Street	St James Street	Oxford Street East
Waterloo Street	Cheapside Street	Victoria Street
Waterloo Street	Pall Mall Street	Oxford Street E
Wavell Street	Clarke Road	A point 225 m east of Castle Drive
Wavell Street	Graydon Street	Winnipeg Boulevard
Webster Street	Huron St	Jensen Street
Whisperwood Avenue	September Place	Summerdale Crescent (south intersection)
William Street	Bathurst Street	Queens Avenue
Wortley Road	Garfield Avenue	Tecumseh Avenue E
Wychwood Park	Lawson Road	Sleightholme Avenue

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Bill No. 31  
2020

By-law No. PS-113-20\_\_\_\_\_

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

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

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

AND WHEREAS subsection 214.1(1) of the Highway Traffic Act, as amended, provides that the council of a municipality may by by-law designate a part of a highway under its jurisdiction as a community safety zone if, in the council's opinion, public safety is of special concern on that part of the highway.

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

**1. Metered Off-street Municipal Parking Lots**

Schedule 22 (Metered Off-street municipal Parking Lots) of the said By-law PS-113 is hereby amended by **deleting** attached in Appendix A.

**2. Metered Municipal and Public Parking Lots**

Schedule 30 (Metered Municipal and Public Parking Lots) of By-law PS-113 is hereby amended by **deleting** the following row:

10	Mill Street	The premises bounded by 175- 130 193 Mill Street, 52-64 St. George Street and 174-192 John Street
----	-------------	---

Schedule 30 (Metered Municipal and Public Parking Lots) of By-law PS-113 is hereby amended by **adding** the following row:

10

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

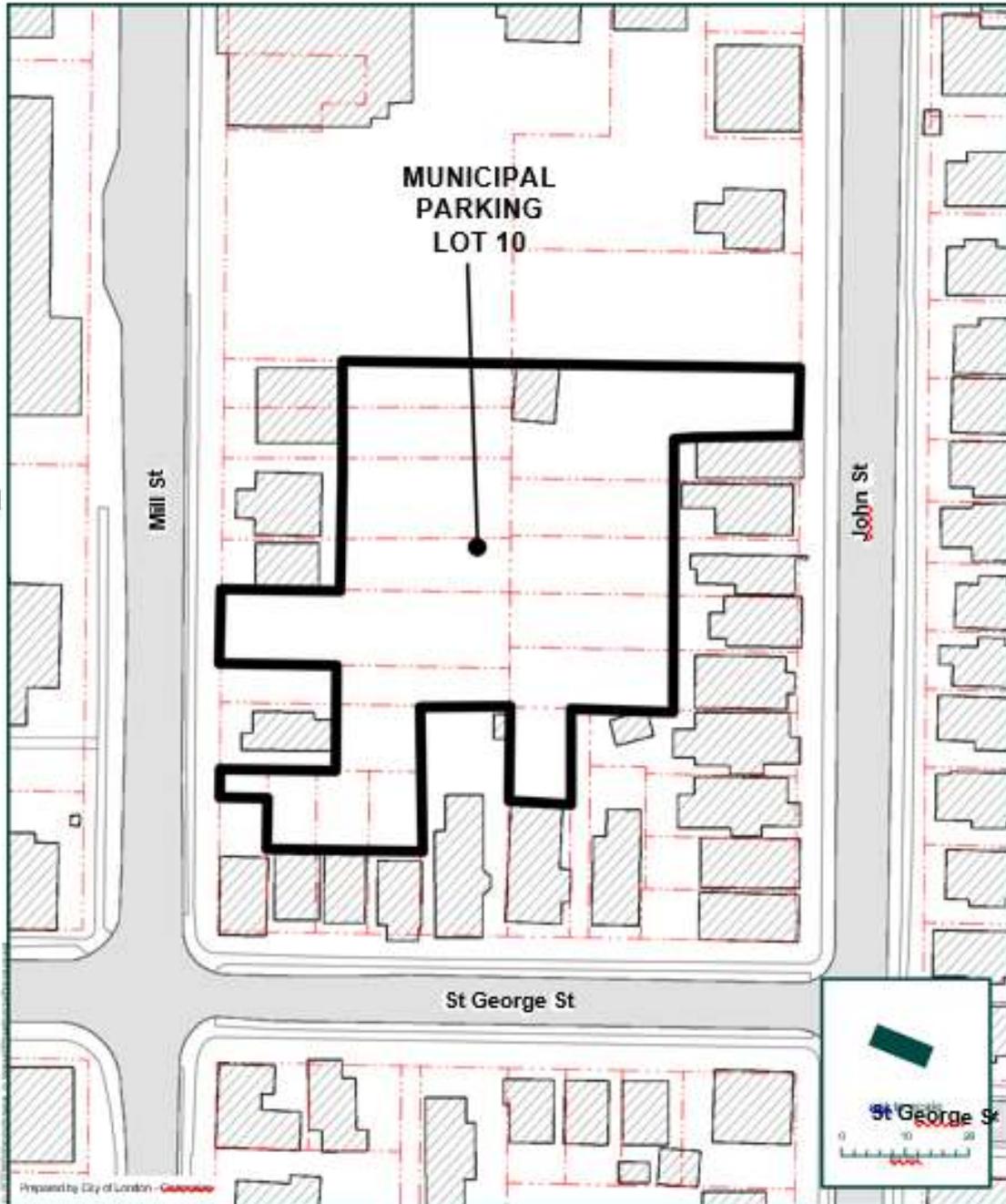
Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Appendix A

**SCHEDULE 22**  
of  
**TRAFFIC & PARKING BY-LAW**

**METERED**  
**OFF-STREET MUNICIPAL PARKING LOTS**



 <small>City of London PO Box 2222 London, Ontario N6A 1J2 General Inquiries: 519-321-4332 <a href="http://www.cityoflondon.ca">www.cityoflondon.ca</a></small>	<b>Parking Lot for:</b> <b>175-193 Mill Street, 52-64 St. George</b> <b>Street, &amp; 174-192 John Street</b>	<small>Date:</small> <b>Nov 06, 2018</b>
	<b>Lot 10</b>	

Bill No. 32  
2020

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

A by-law to assume certain works and services  
in the City of London. (Cedarhollow  
Subdivision – Phase 4; Plan 33M-734)

WHEREAS the Managing Director, Environmental & Engineering Services  
and City Engineer of The Corporation of the City of London has reported that works and  
services have been constructed to her satisfaction in;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

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

1. The Corporation of the City of London assumes the following works and  
services, namely:

Cedarhollow Subdivision – Phase 4; Plan 33M-734  
Auburn Developments – Steve Stapleton

Cedarpark Way – All

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of November 25, 2019 to November 25,  
2020.

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

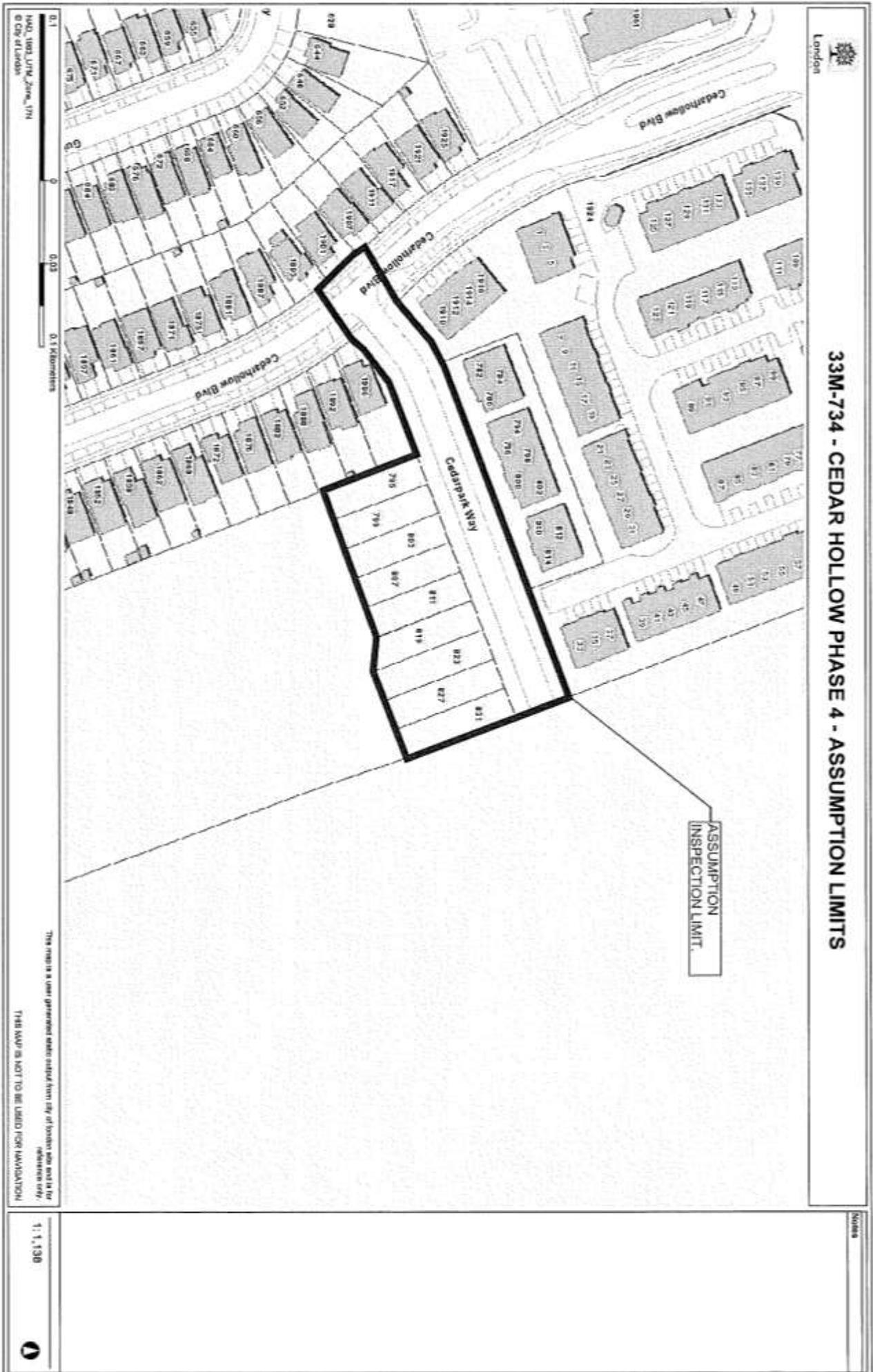
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

# Assumption Limits



Bill No. 33  
2020

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

A by-law to assume certain works and services  
in the City of London. (Claybar Subdivision –  
Phase 1 Stage 2; 33M-623)

WHEREAS the Managing Director, Environmental & Engineering Services  
and City Engineer of The Corporation of the City of London has reported that works and  
services have been constructed to her satisfaction in Claybar Subdivision – Phase 1  
Stage 2; 33M-623;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

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

1. The Corporation of the City of London assumes the following works and  
services, namely:

Claybar Subdivision – Phase 1, Stage 2; 33M-623 &  
Tokala Trail Consents B.013/16, B.014/16, B.015/16  
Auburn Developments – Steve Stapleton

Tokala Trail – from Couldridge Way to East limit of Plan & All within 33R-19539  
Storm & Sanitary Sewer Easement through Parts 15 & 18 within 33R-19539

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of November 22, 2019 to November 22,  
2020.

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

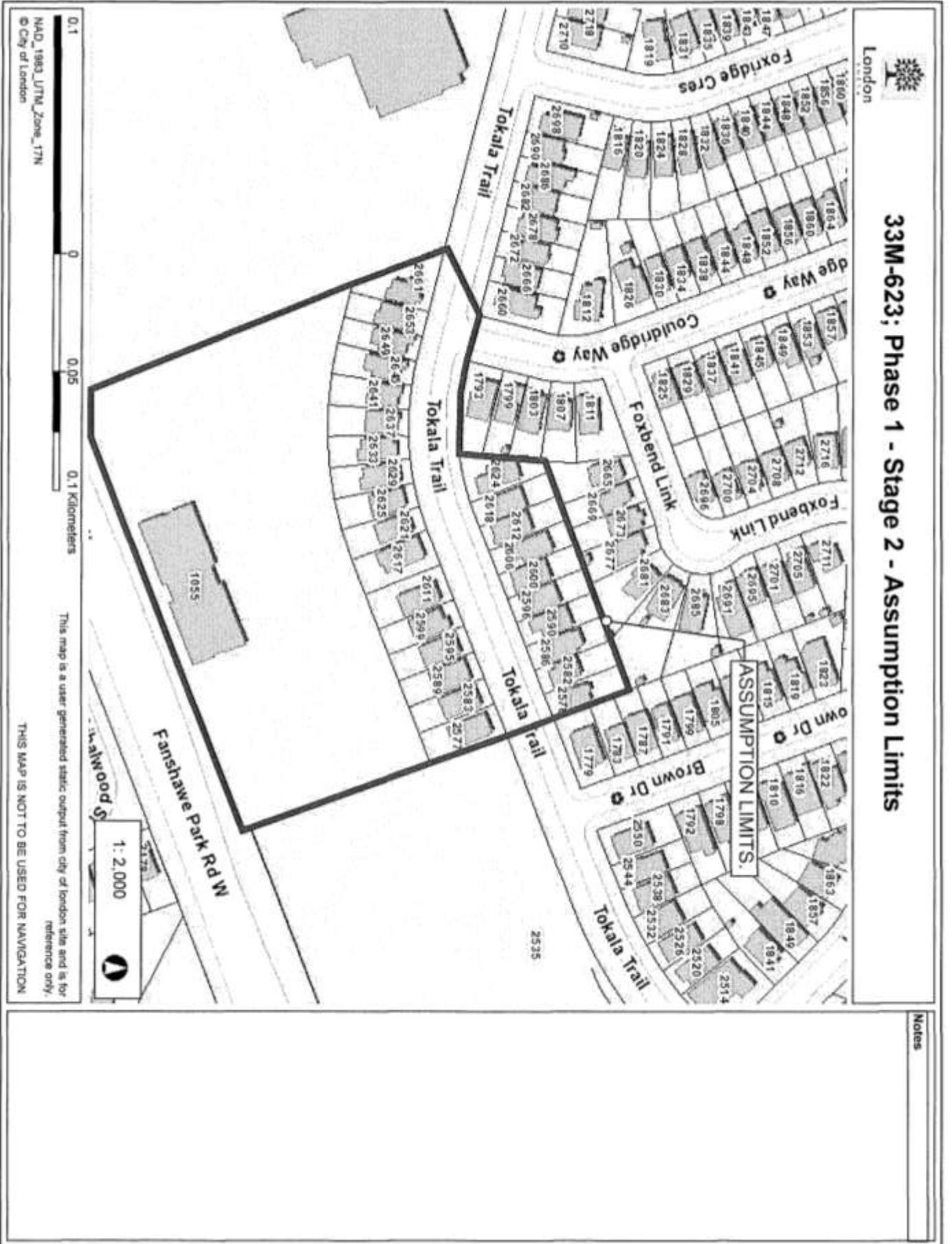
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

# Assumption Limits



Bill No. 34  
2020

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

A by-law to assume certain works and services  
in the City of London. (Warbler Woods West  
Subdivision – Stage 1, Plan 33M-638)

WHEREAS the Managing Director, Environmental & Engineering Services  
and City Engineer of The Corporation of the City of London has reported that works and  
services have been constructed to his satisfaction in Warbler Woods West Subdivision -  
Stage 1; Plan 33M-638;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

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

1. The Corporation of the City of London assumes the following works and  
services, namely:

Warbler Woods West Subdivision - Stage 1; Plan 33M-638  
Sifton Properties Limited – Phil Masschelein

Sumac Way – all  
Parkland, Blocks 33, 34 & 35 - All

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of November 25, 2019 to November 24,  
2020.

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

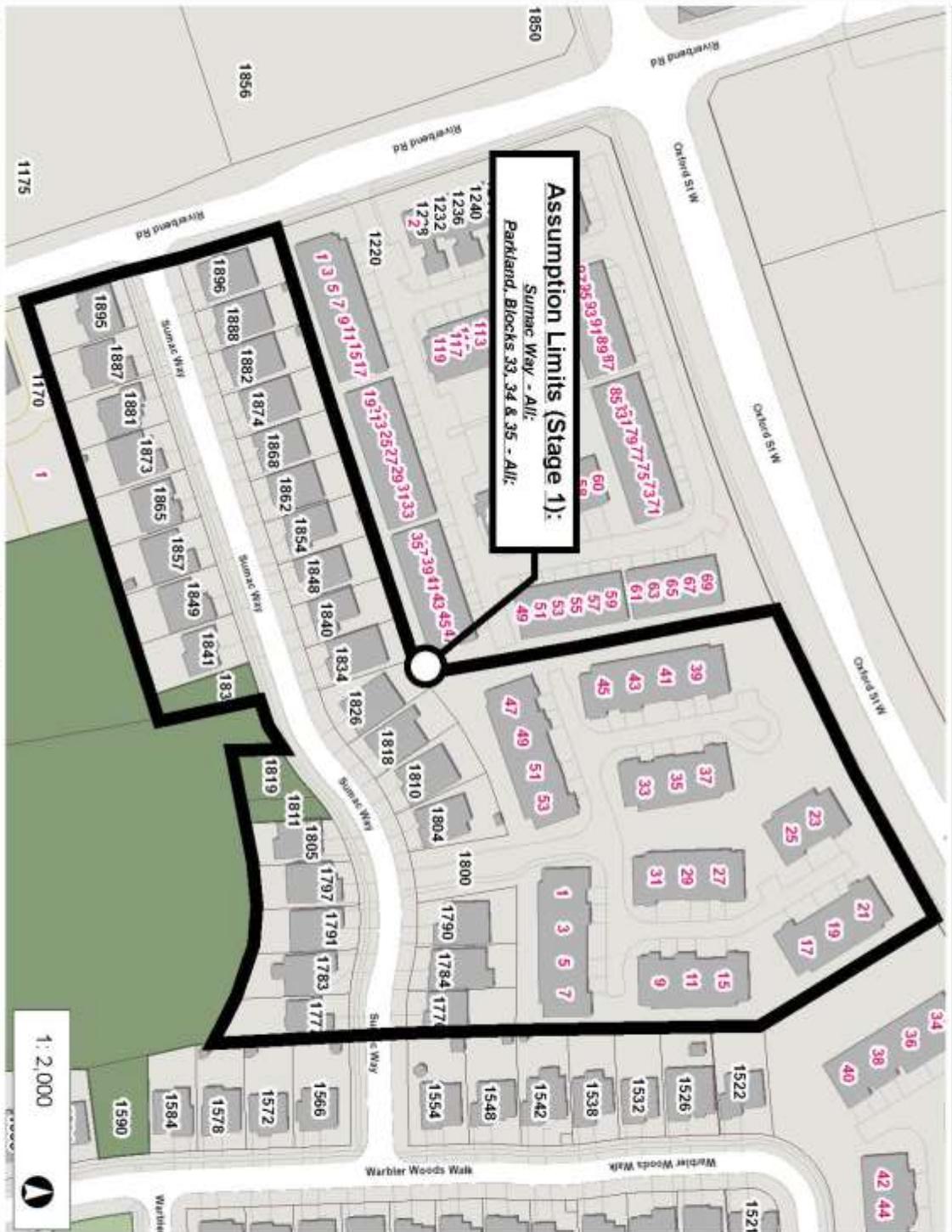
First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

# Assumption Limits



## Assumption Limits (Stage 1) Warbler Woods West Subdivision, Plan 33M-638

Notes



0.1 0 0.05 0.1 Kilometers  
 NAD\_1983\_UTM\_Zone\_17N  
 © City of London  
 This map is a user-generated static output from city of london site and is for reference only.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION  
 1:2,000

Bill No. 35  
2020

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

A by-law to assume certain works and services  
in the City of London. (Vista Woods Estates –  
Phase 2; 33M-687)

WHEREAS the Managing Director, Environmental & Engineering Services  
and City Engineer of The Corporation of the City of London has reported that works and  
services have been constructed to his satisfaction in Vista Woods Estates – Phase 2;  
33M-687;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

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

1. The Corporation of the City of London assumes the following works and  
services, namely:

Vista Woods Estates – Phase 2; 33M-687  
Vista Woods Estates Limited, c/o Southside Group

Eagletrace Drive – All;  
Coates Lane – All;  
Melsetter Way – All;  
Block 88;

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of December 3, 2019 to December 4,  
2020.

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

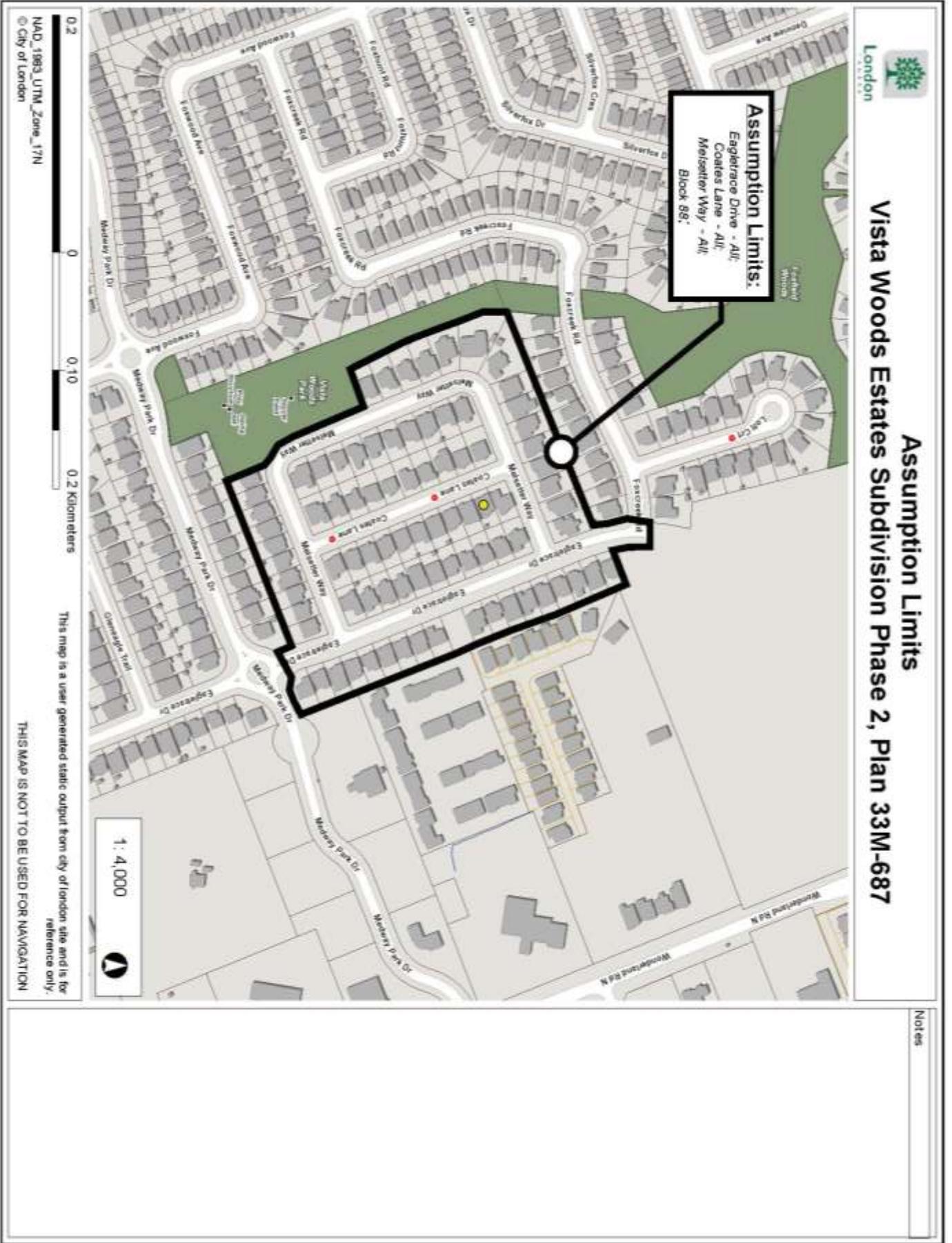
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

# Assumption Limits



Bill No. 36  
2020

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

A by-law to assume certain works and services  
in the City of London. (Richmond North  
Subdivision – Phase 2; Plan 33M-703)

WHEREAS the Managing Director, Environmental & Engineering Services  
and City Engineer of The Corporation of the City of London has reported that works and  
services have been constructed to his satisfaction in Richmond North Subdivision –  
Phase 2; Plan 33M-703;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

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

1. The Corporation of the City of London assumes the following works and  
services, namely:

Richmond North Subdivision – Phase 2; Plan 33M-703  
Sunningdale Developments Inc. c/o Auburn Developments Inc.

Torrey Pines Way – All;  
McWade Place – All;  
Parkland, Block 53 – All

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of December 11, 2019 to December 12,  
2020.

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

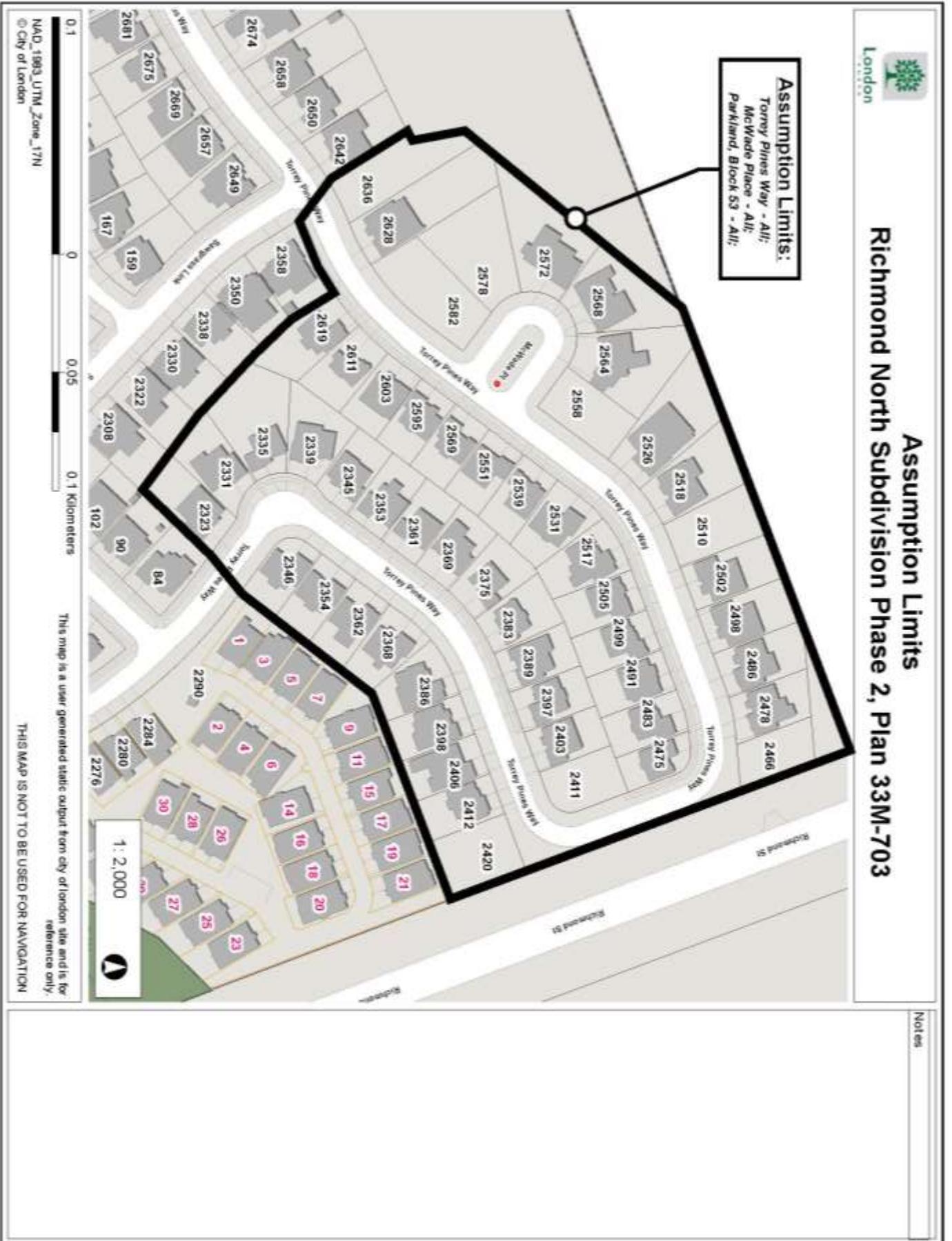
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

# Assumption Limits



Bill No. 37  
2020

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

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Riverbend Road, south of Shore Road)

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

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

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

“Part of Block 3 (a Reserve) on Registered Plan 33M-706, in the City of London and County of Middlesex, designated as Part 7 on Reference Plan 33R-20401”

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading - January 14, 2020  
Second Reading - January 14, 2020  
Third Reading - January 14, 2020

Location Map



 SUBJECT LANDS

Bill No. 38  
2020

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

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road West, east of Bostwick Road)

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

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Southdale Road West, east of Bostwick Road, namely:

“Part of Lot 38, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-20565.”

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

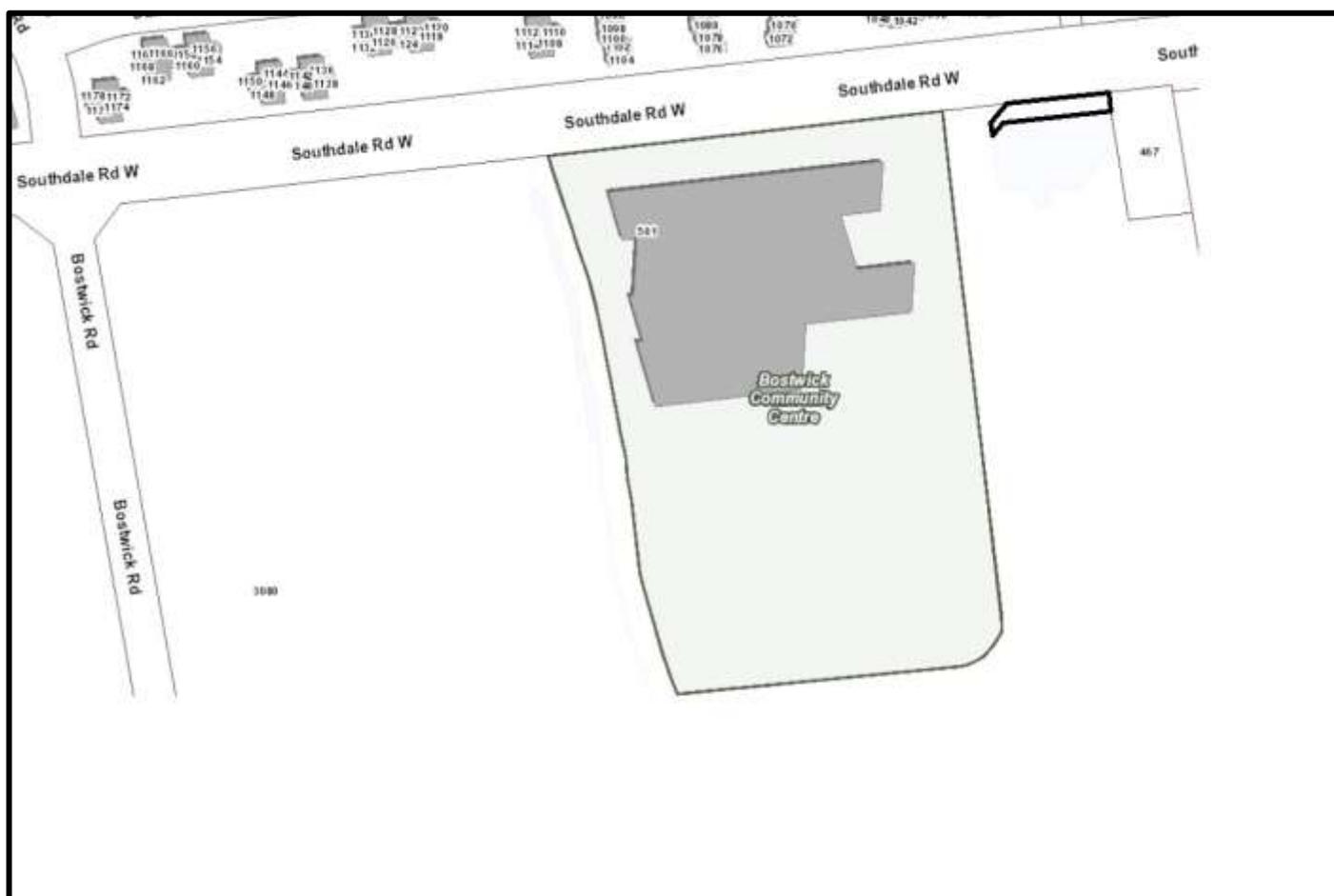
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

# Location Map



 SUBJECT LANDS

Bill No. 39  
2020

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

A by-law to permit Hasmik Izmirian to maintain and use a boulevard parking area upon the road allowance for 210 Edward Street, City of London.

WHEREAS Hasmik Izmirian (the "Owner") represents that they are the registered owners of certain lands and premises in the City of London, in the County of Middlesex, known municipally as 210 Edward Street, in the said City of London, County of Middlesex, and which are more particularly described in the boulevard parking agreement attached hereto as Schedule "A" (the "said lands");

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

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

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

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

PASSED in open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

## Schedule "A"

THIS AGREEMENT made in duplicate this 16<sup>th</sup> day of Dec., 2019  
BETWEEN

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

AND

HASMIK IZMIRIAN  
(hereinafter called "the Owner")

OF THE FIRST PART

OF THE SECOND PART

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

AND WHEREAS the Owner represents that it is the registered owner of certain lands and premises in the City of London, in the County of Middlesex, known municipally as, **210 Edward Street** in the City of London, County of Middlesex, and being more particularly described in Schedule "A" attached hereto;

AND WHEREAS the Owner has petitioned the Municipal Council of the Corporation for permission to use, for the purpose of parking motor vehicles, the lands and premises as shown on the parking plan attached hereto as Schedule "B", hereinafter called "the Premises" being part of the untravelled portion of the highway adjacent to **210 Edward Street** in the City of London on the terms and conditions as set out in this Agreement;

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

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

- (f) not to use the parking area constructed on the Premises to accommodate a vehicle with dimensions in excess of the following:

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

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

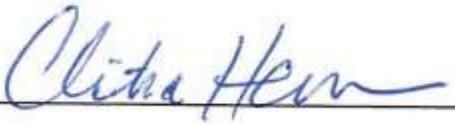
- (g) not to use the Premises for the storage of any materials.
- (h) that the parking area constructed on the Premises shall not encroach onto adjacent properties.
7. The Owner acknowledges and agrees that the parking area constructed on the Premises is solely for the use and enjoyment of the resident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

15. This Agreement shall be binding upon the Owner, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the said lands from time to time and "Owner" wherever used in this Agreement is intended and shall be construed to include such subsequent owners and occupiers.

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

SIGNED, SEALED AND DELIVERED

in the presence of a Witness

  
\_\_\_\_\_

  
\_\_\_\_\_ HASMIK IZMIRIAN

THE CORPORATION OF THE CITY OF LONDON

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

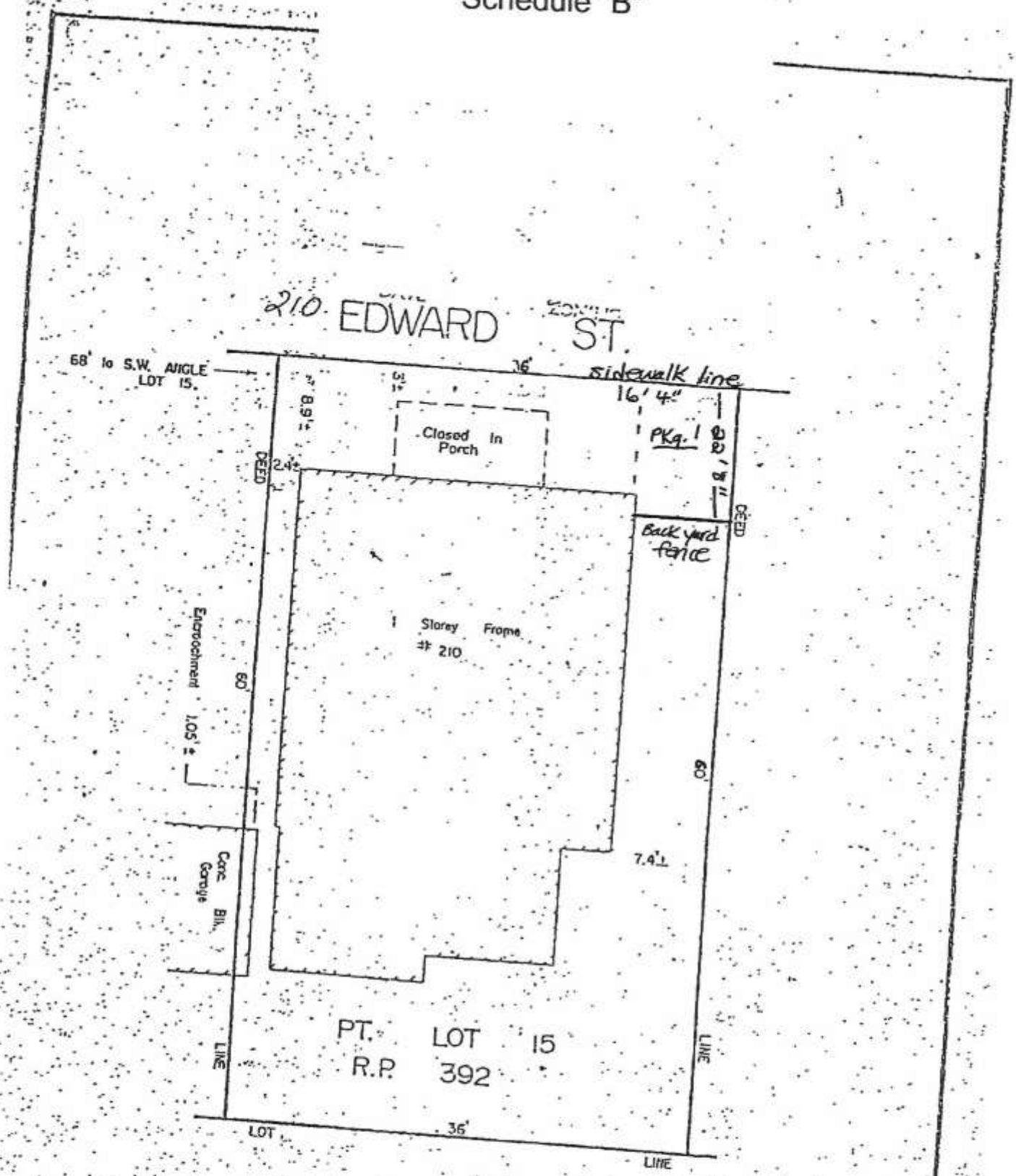
\_\_\_\_\_  
Catharine Saunders, City Clerk

Page 4

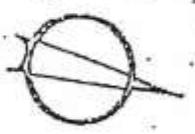
SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, lying, being and situate on Part Lot 15, Block G, Plan 392(4<sup>th</sup>), as in 914657, London

Schedule "B"



LESSOR, LESSOR & FULTON  
 HOLSTAD & ORENDOFF  
 SCALE 1" = 10'  
 DATE: NOVEMBER, 27, 1973.  
 THIS PLAN IS VALID WITHOUT CORRECTING IMPERISS  
 OR SURVEYORS SIGNATURE



THIS PLAN IS PREPARED FOR MONITORIAL  
 PURPOSES AND IS NOT TO BE USED FOR  
 ANY OTHER PURPOSES WITHOUT THE  
 WRITTEN CONSENT OF THE SURVEYOR.  
 SURVEYOR: J. KIRKPATRICK  
 CHICAGO LAND SURVEYOR

Bill No. 40  
2020

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

A by-law to permit Ali Khan to maintain and use a boulevard parking area upon the road allowance for 11 Edward Street, City of London.

WHEREAS Ali Khan (the "Owner") represents that they are the registered owners of certain lands and premises in the City of London, in the County of Middlesex, known municipally as 11 Edward Street, in the said City of London, County of Middlesex, and which are more particularly described in the boulevard parking agreement attached hereto as Schedule "A" (the "said lands");

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

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

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

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

PASSED in open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

**Schedule "A"**

THIS AGREEMENT made in duplicate this 16<sup>th</sup> day of December, 2019  
BETWEEN

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

OF THE FIRST PART

AND                   ALI KHAN  
(hereinafter called "the Owner")

OF THE SECOND PART

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

AND WHEREAS the Owner represents that it is the registered owner of certain lands and premises in the City of London, in the County of Middlesex, known municipally as, **11 Edward Street** in the City of London, County of Middlesex, and being more particularly described in Schedule "A" attached hereto;

AND WHEREAS the Owner has petitioned the Municipal Council of the Corporation for permission to use, for the purpose of parking motor vehicles, the lands and premises as shown on the parking plan attached hereto as Schedule "B", hereinafter called "the Premises" being part of the untravelled portion of the highway adjacent to **11 Edward Street** in the City of London on the terms and conditions as set out in this Agreement;

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

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

- (f) not to use the parking area constructed on the Premises to accommodate a vehicle with dimensions in excess of the following:

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

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

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

15. This Agreement shall be binding upon the Owner, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the said lands from time to time and "Owner" wherever used in this Agreement is intended and shall be construed to include such subsequent owners and occupiers.

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

SIGNED, SEALED AND DELIVERED

in the presence of a Witness



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ALI KHAN

THE CORPORATION OF THE CITY OF LONDON

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Ed Holder, Mayor

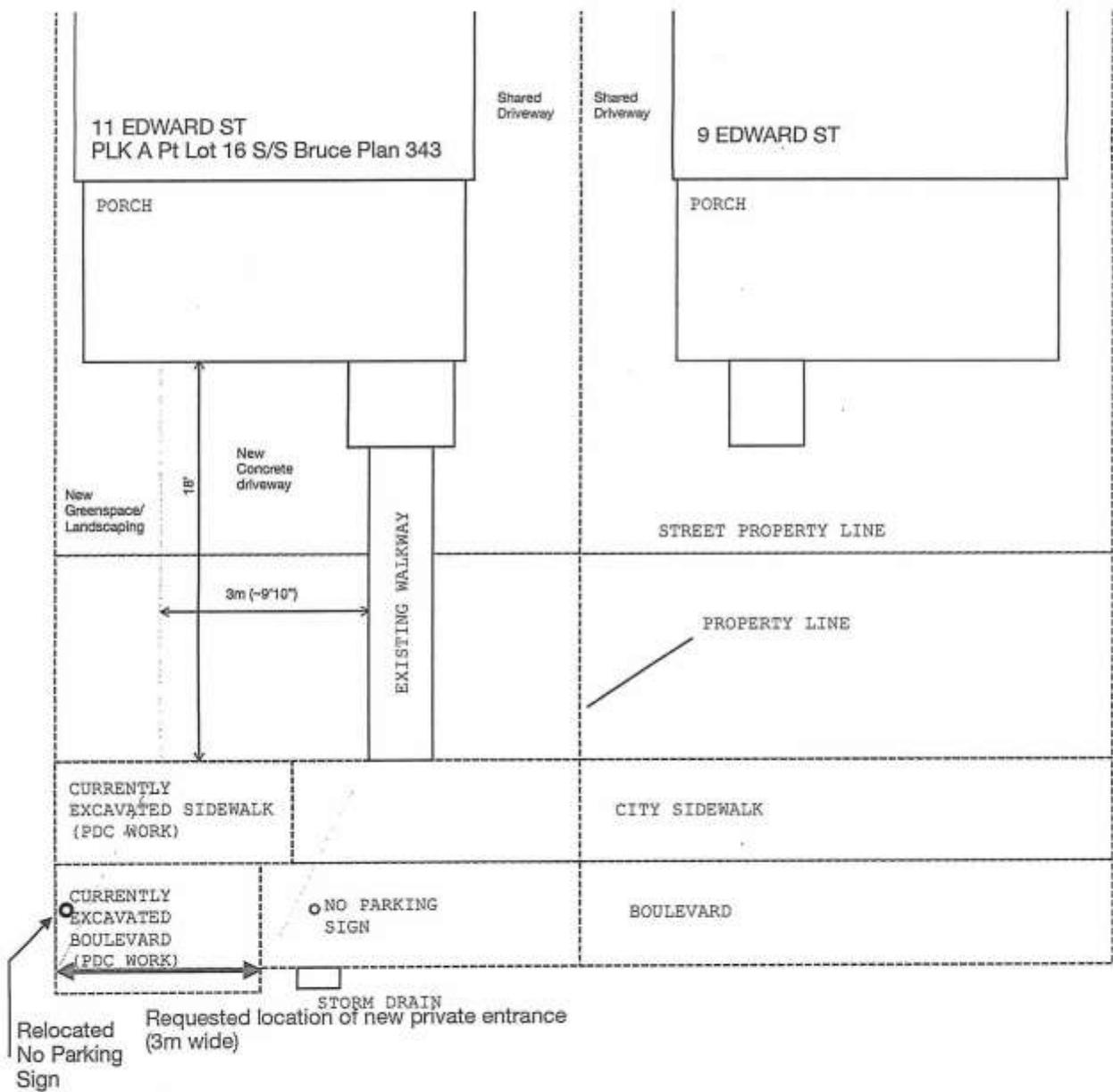
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Catharine Saunders, City Clerk

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, lying, being and situate on Part Lot 16, Block A, Plan 343(4<sup>th</sup>), as in LC187127, s/t & t/w LC187127, London

SCHEDULE "B"



Bill No.41  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of the lands located at 1959 Wharncliffe Road South.

WHEREAS 1640209 Ontario Limited c/o York Development (London) Inc. have applied to remove the holding provisions from the zoning for a portion of the lands located at 1959 Wharncliffe Road South, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1959 Wharncliffe Road South, as shown on the attached map, to remove the h, h-100, h-197 and h-198 holding provisions so that the zoning of the lands as Residential R8/R9 Special Provision (R8-4/R9-3(13)\*H32) Zone comes into effect.
2. This By-law shall come into force and effect on the date it is passed.

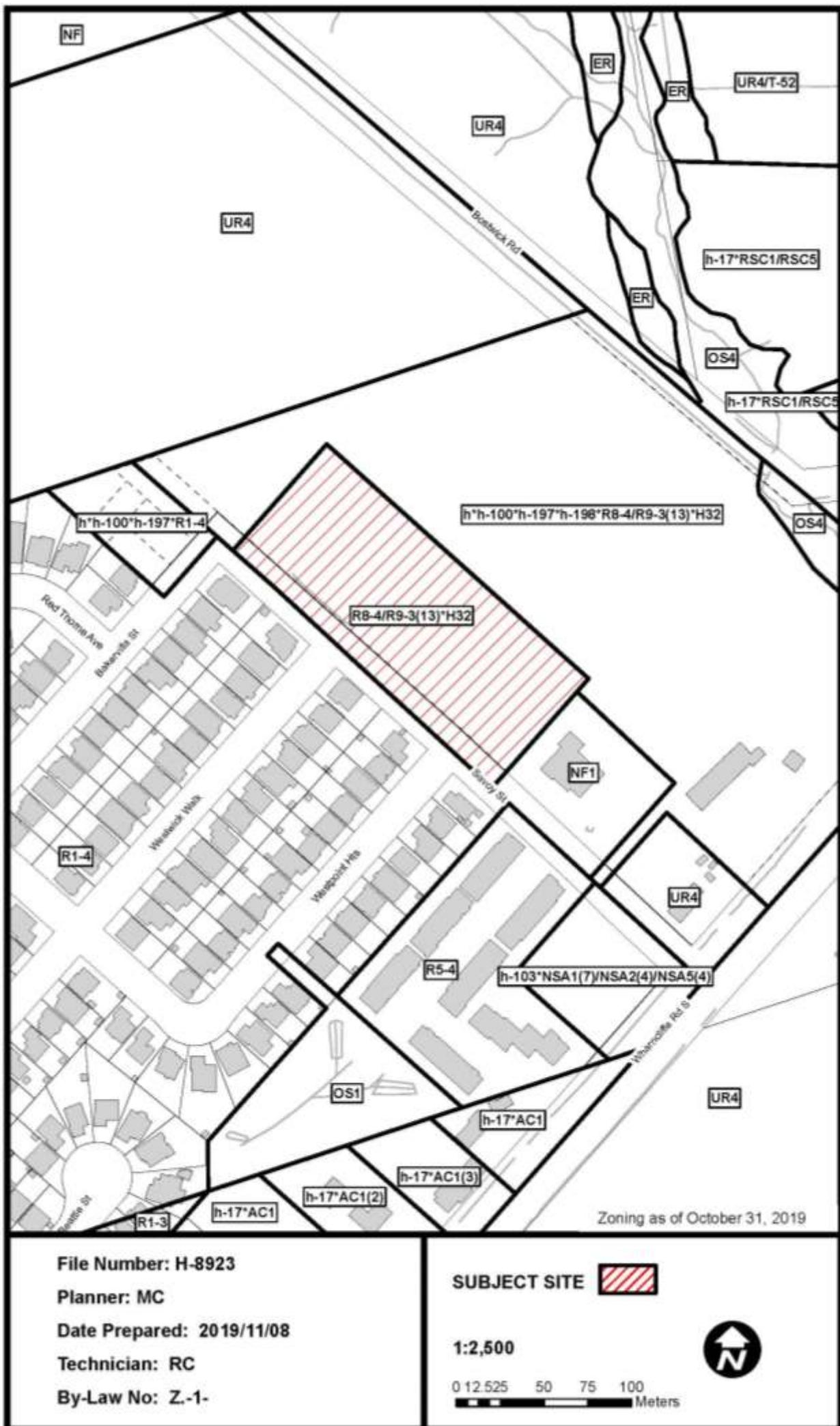
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



File Number: H-8923  
 Planner: MC  
 Date Prepared: 2019/11/08  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters



Bill No. 42  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1830 Wharncliffe Road South.

WHEREAS 2594722 Ontario Inc. has applied to rezone an area of land located at 1830 Wharncliffe Road South, 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 1830 Wharncliffe Road South, as shown on the attached map comprising part of Key Map No. (A111), from a Holding Restricted Service Commercial (h-17\*RSC1/RSC4) Zone, to a Holding Associated Shopping Area Commercial Special Provision (h-17\*ASA1/ASA2(\_)/ASA3(\_)) Zone.

2. Section Number 24.2 of the Associated Shopping Area Commercial ASA2 Zone is amended by adding the following Special Provision:

ASA2(\_) 1830 Wharncliffe Road South

a) Additional Permitted Uses:

- i) Automobile rental establishments;
- ii) Automobile sales and service establishments;
- iii) Automobile supply stores;
- iv) Bake shops; hardware stores;
- v) Home and auto supply stores;
- vi) Home improvement and furnishing stores;
- vii) Eat in, fast food and take out restaurants

3. Section Number 24.2 of the Associated Shopping Area Commercial ASA3 Zone is amended by adding the following Special Provision:

ASA3(\_) 1830 Wharncliffe Road South

a) Additional Permitted Uses:

- i) Support offices;

4. The inclusion in this by-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

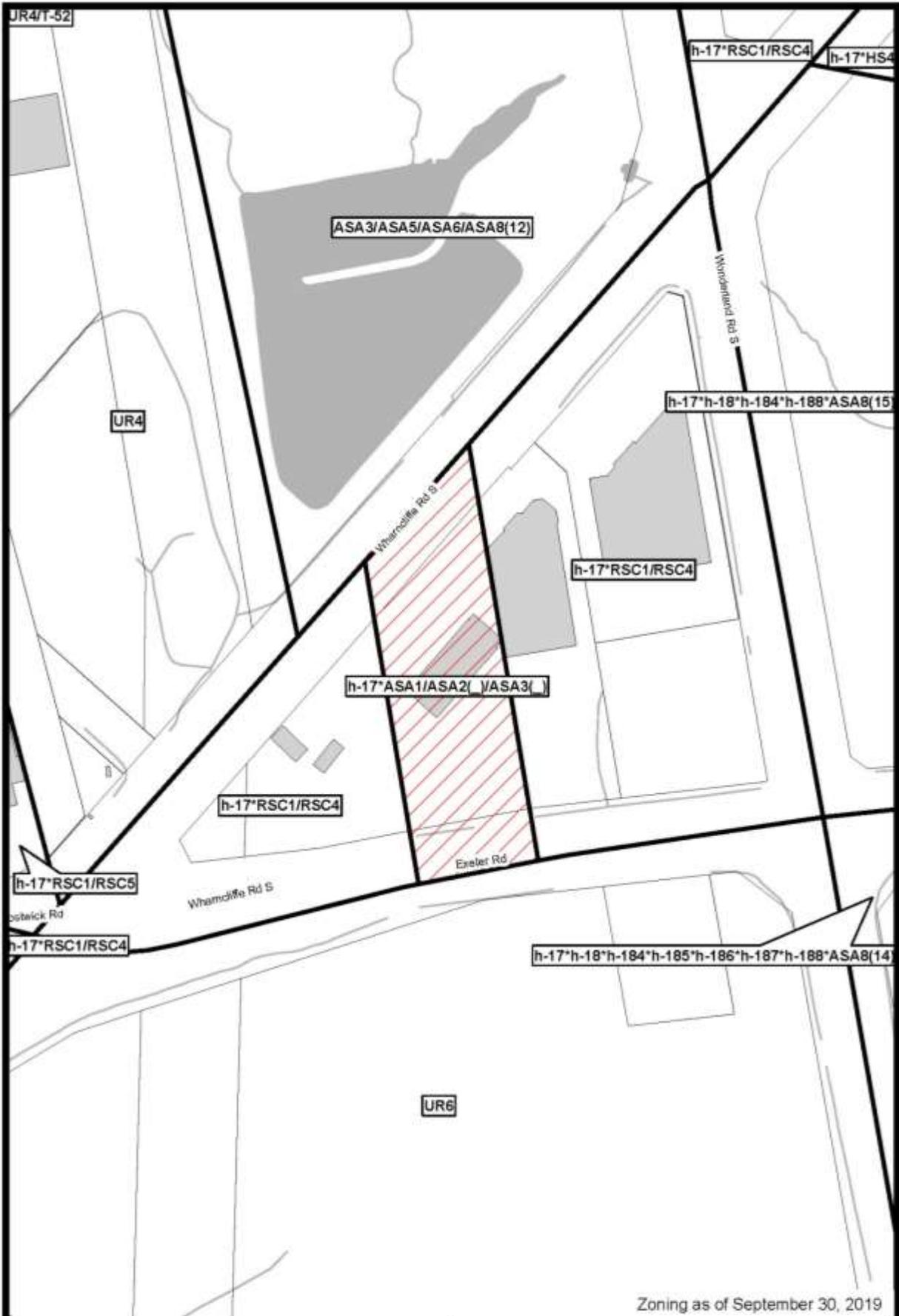
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

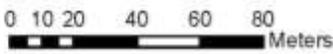
Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



Zoning as of September 30, 2019

<p>File Number: Z-9107                  Planner: SM                  Date Prepared: 2019/10/23                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p> Meters</p> <p></p>
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Bill No. 43  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1297 Wharncliffe Road South.

WHEREAS Dalmar Motors Volkswagen has applied to rezone an area of land located at 1297 Wharncliffe Road South, 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 1297 Wharncliffe Road South, as shown on the attached map comprising part of Key Map No. A111, from a Holding Office (h\*h-11\*h-63\*h-95\*h-100\*h-104\*h-138\*OF7) Zone to a Restricted Service Commercial Special Provision (RSC1(\*)/RSC2/RSC3/RSC4/RSC5) Zone.

2. Section Number 28.4a) of the Restricted Service Commercial (RSC1) Zone is amended by adding the following Special Provision:

RSC1(*)	1297 Wharncliffe Road South
a)	Regulations
i)	Front Yard Depth (Minimum) 5.5 metres (18 feet)
ii)	Exterior Side Yard Depth (Minimum) 2 metres (6.5 feet)
iii)	Setback from Daylight Triangle (Minimum) 1.2 metres (3.9 feet)
iv)	No parking spaces, excluding a maximum of two (2) accessible parking spaces, shall be permitted between the building façade and the street
v)	
vi)	No part of any parking area, other than a driveway, shall be located closer than 6 metres from Bradley Avenue West

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.

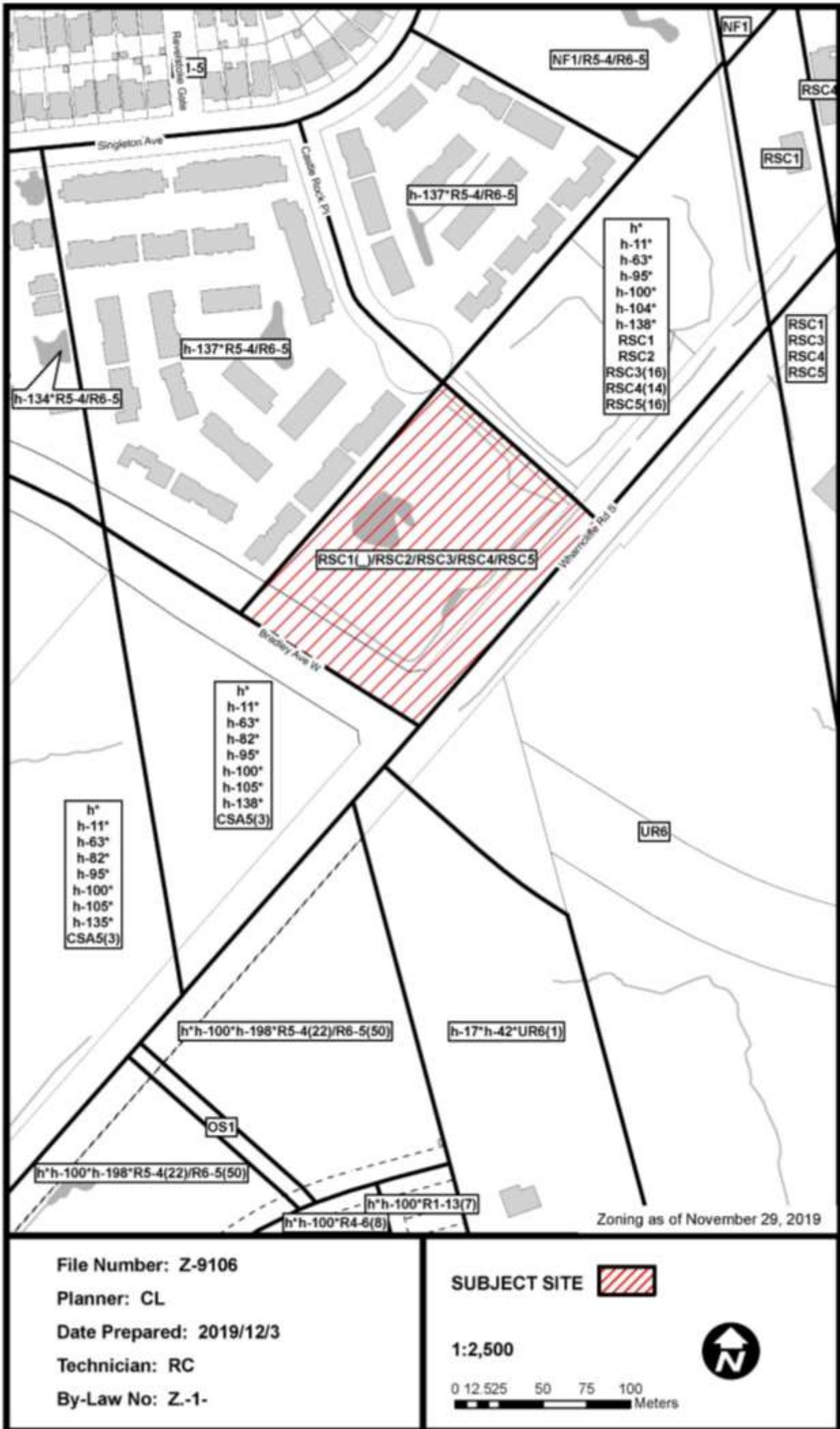
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



A by-law to amend By-law No. Z.-1 to rezone lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768.

WHEREAS Colin McClure (Norquay Developments) has applied to rezone lands described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768, 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 described as Lots 50, 51 and 61 & Lots 62 through 89, inclusive, Registered Plan No. 33M-768, as shown on the attached map, FROM a Residential R1 (R1-4) Zone TO a Residential R1 Special Provision (R1-4(\_)) Zone, and FROM a Residential R1 (R1-8) Zone TO a Residential R1 Special Provision (R1-8(\_)) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the following special provisions:

R1-4(\_)

a) Regulations:

i)	Lot Coverage (Maximum)	45%
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R1-8(\_)

a) Regulations:

i)	Interior Side Yard Depth (Minimum)	1.2 metres; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres
ii)	Lot Coverage (Maximum)	45%

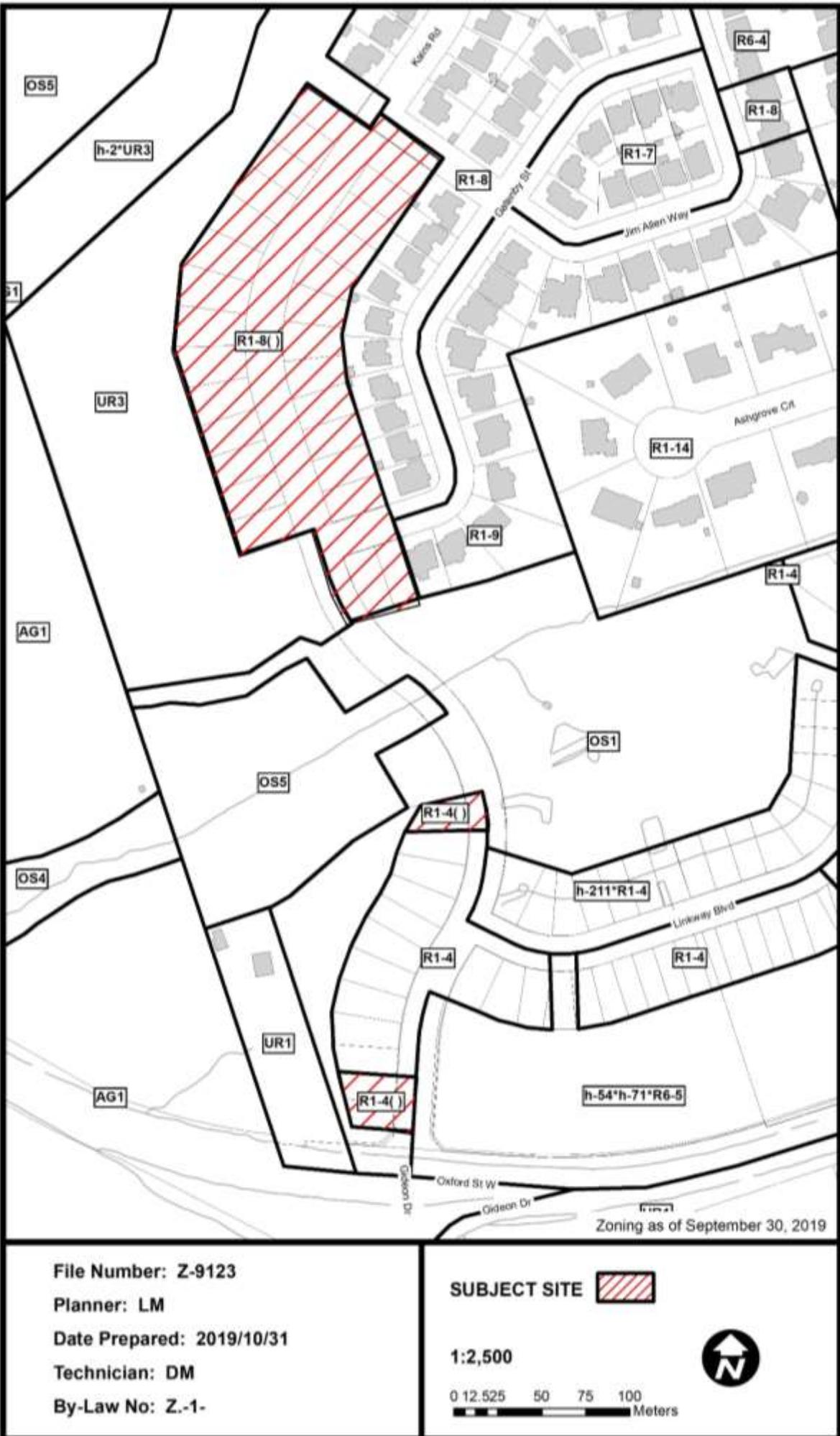
4. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

Schedule "A"



Geobase.com

Bill No. 45  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 635 Wilton Grove Road.

WHEREAS LIUNA 1059 Training Fund Management Inc. has applied to rezone an area of land located at 635 Wilton Grove Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 635 Wilton Grove Road, as shown on the attached map comprising part of Key Map No. A112, from a Light Industrial (LI1) Zone to a Light Industrial Special Provision (LI4(\_)) Zone.

2. Section Number 40.4 of the Light Industrial (LI4) Zone is amended by adding the following Special Provision:

LI4(\_) 635 Wilton Grove Road

a) Additional Permitted Use[s]:

- i) Office, business
- ii) Meeting rooms, accessory to the business office

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.

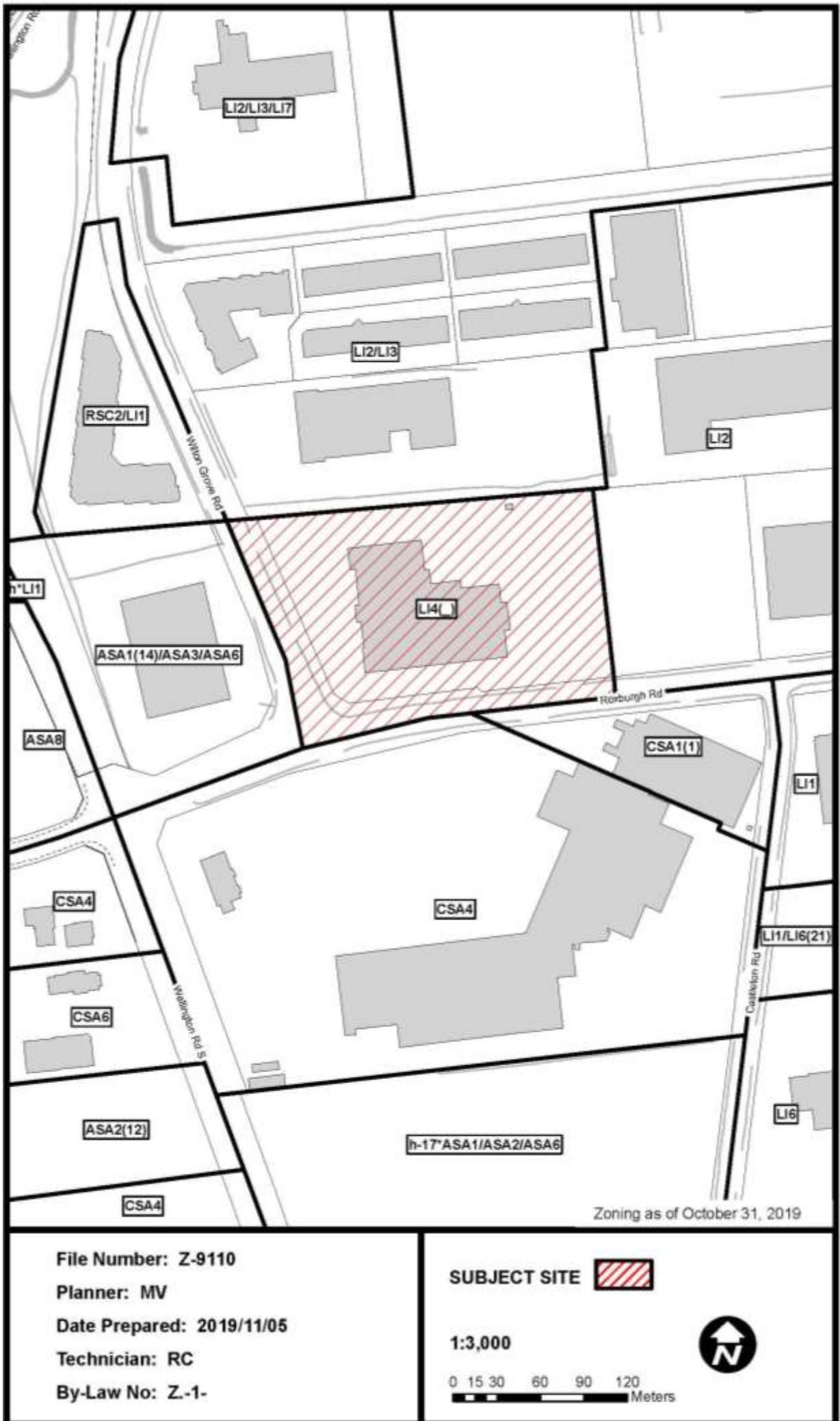
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



Bill No. 46  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of lands located at 1-399, 60-384, 603-945, 610-940 Hamilton Road, 453 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, and 123 East Street, along the Hamilton Road Corridor.

WHEREAS The Corporation of the City of London applied to rezone an area of land located along the Hamilton Road Corridor, as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1-399, 60-384, 603-945, 610-940 Hamilton Road, 453 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, and 123 East Street, as shown on the attached maps, comprising part of Key Map Nos. A107 and A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC( )\*H13).

2. Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC( )

a) Permitted Uses:

- i) Any uses permitted in the BDC1 or BDC2 zone variations.
- ii) Apartment buildings, including dwelling units on all portions of the ground floor.

b) Regulations:

- i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
- ii) Building Entrances  
A building entrance will be located on Hamilton Road.
- iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
- iv) Notwithstanding ii) and iii), for the property at 495 Horton Street:
  - a. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.
  - b. The lot line abutting Horton Street shall be interpreted as the front lot line.

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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

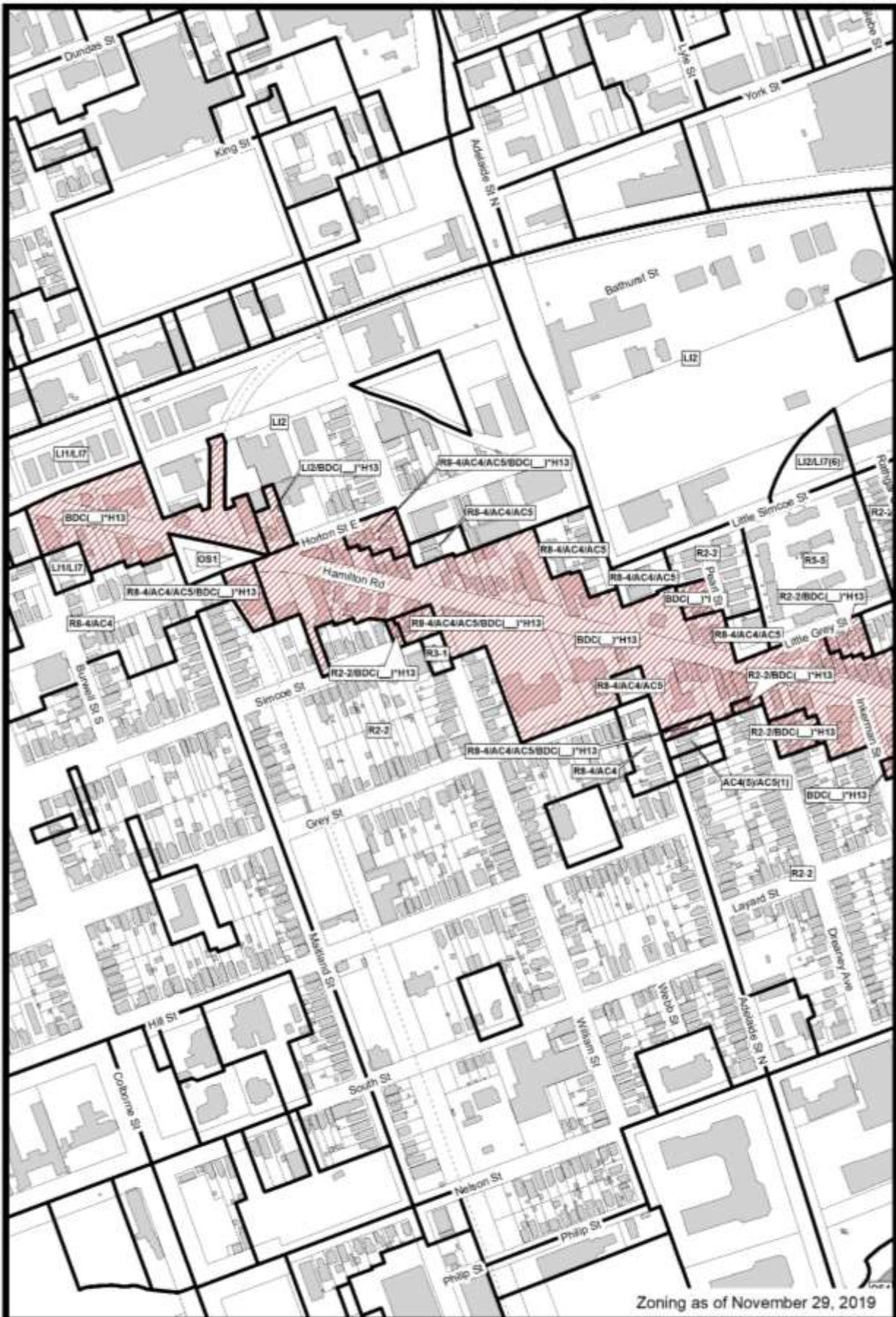
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



File Number: OZ-8997 Map 1

Planner: MK

Date Prepared: 2019/12/09

Technician: MB

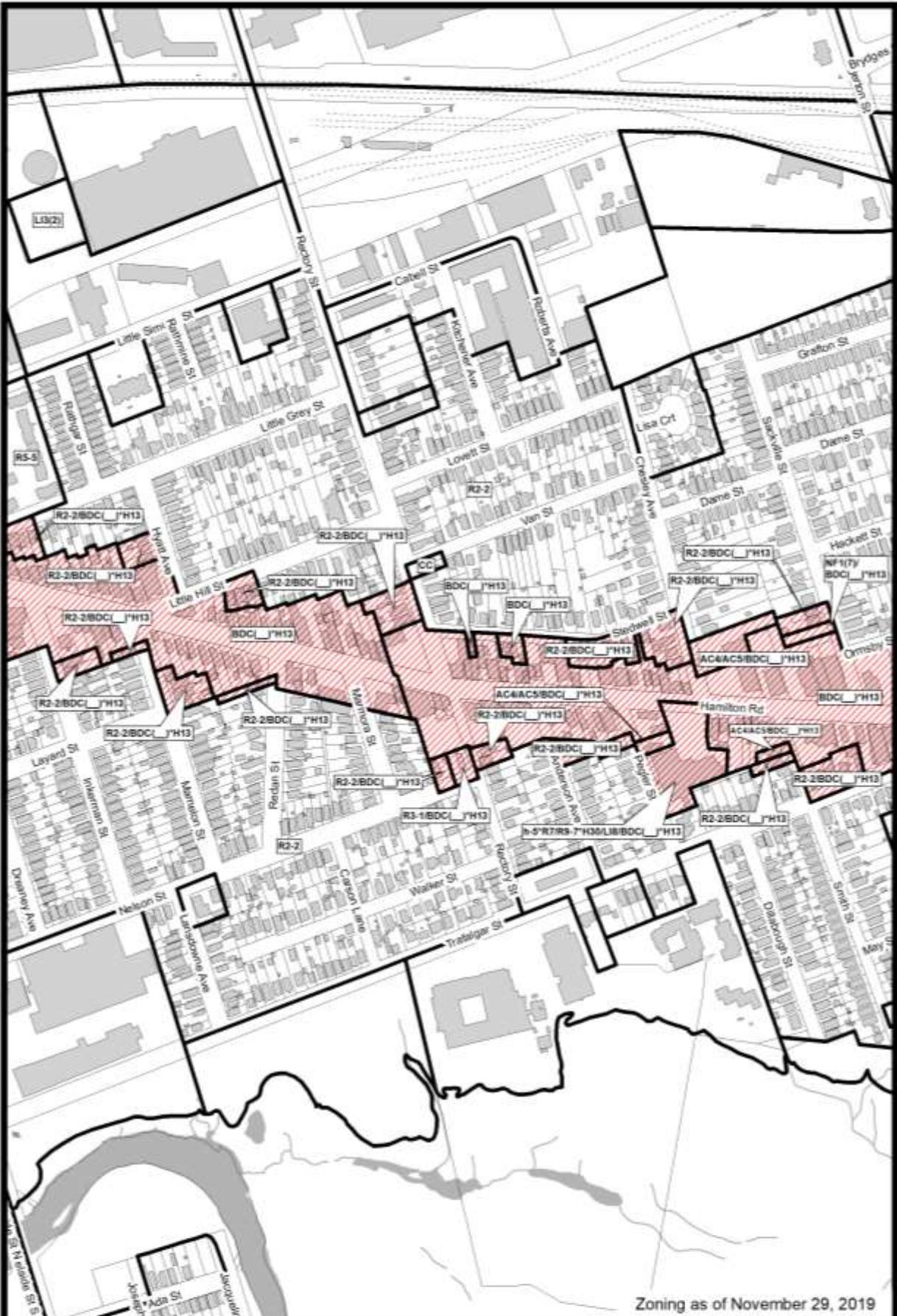
By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





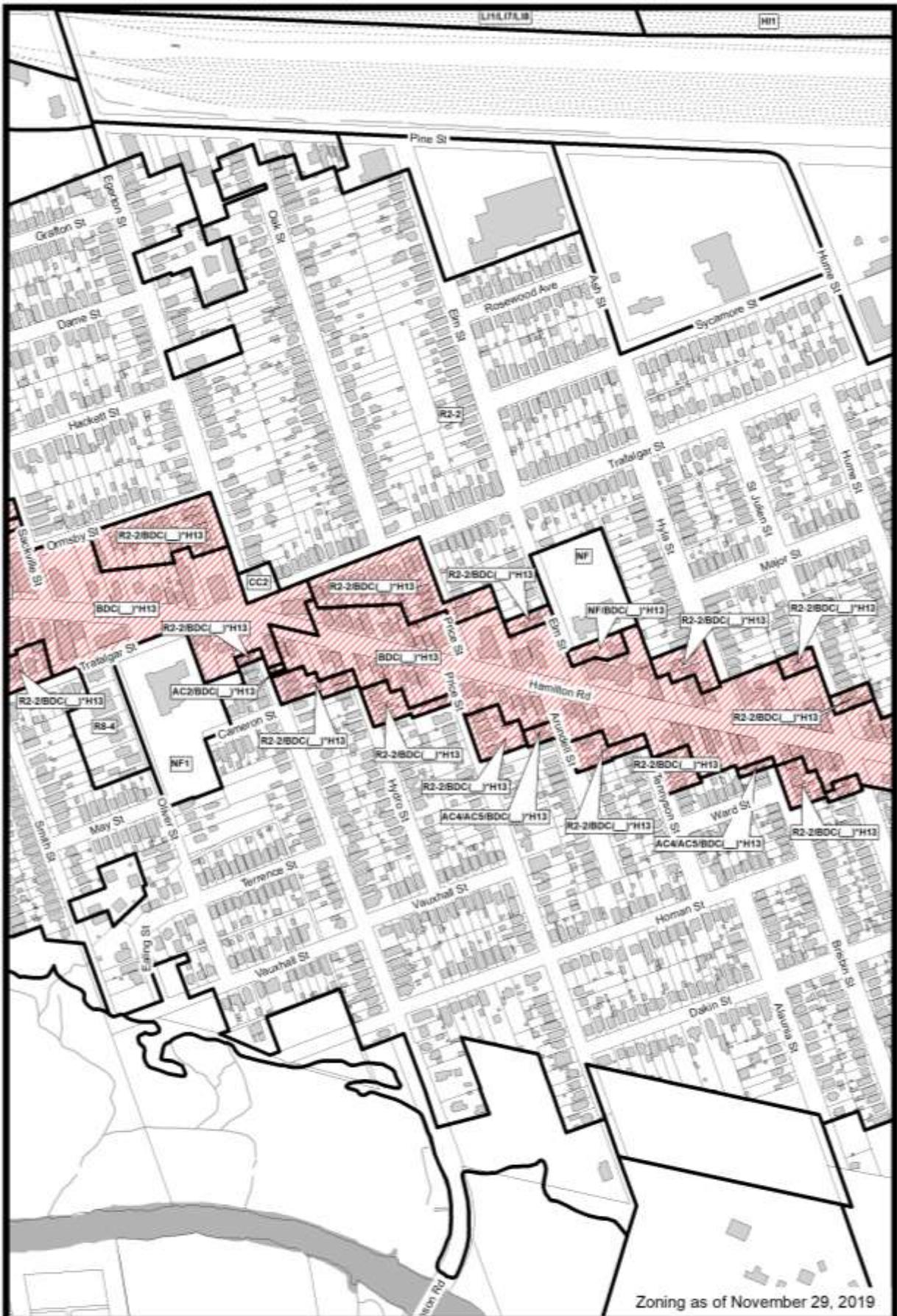
File Number: OZ-8997 Map 2  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





Zoning as of November 29, 2019

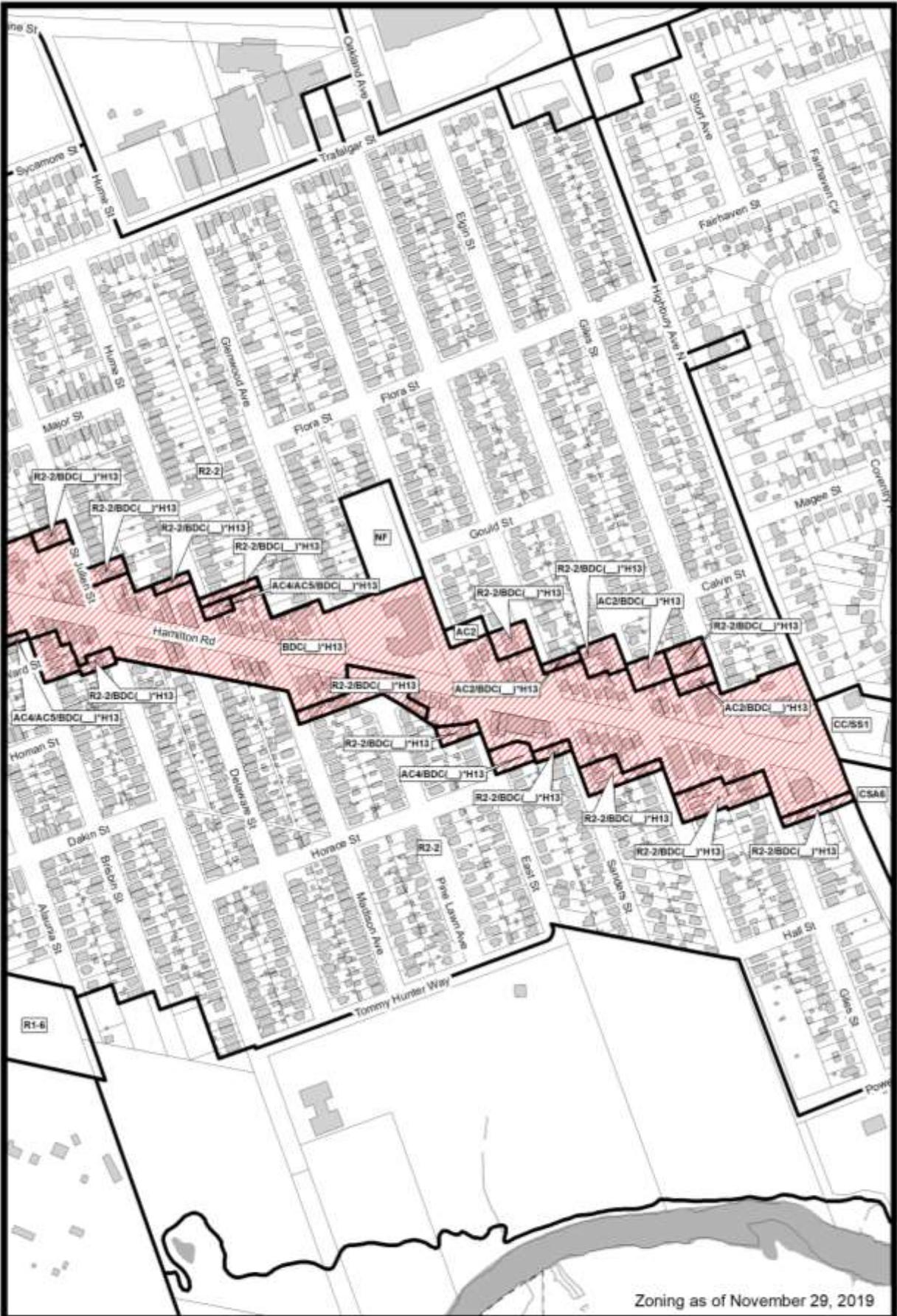
File Number: OZ-8997 Map 3  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





File Number: OZ-8997 Map 4  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters



Bill No. 47  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, along the Hamilton Road Corridor.

WHEREAS The Corporation of the City of London applied to rezone an area of land located along the Hamilton Road Corridor, as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 407-601, 414-608 Hamilton Road, 109 Rectory Street, and 209 Egerton Street, as shown on the attached maps, comprising part of Key Map No. A108, from the existing zoning (various) to a Business District Commercial Special Provision Zone (BDC(\_)\*H13).

2. Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(\_)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC1 or BDC2 zone variations
- b) Location of Permitted Uses:
  - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above.
- c) Regulations:
  - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
  - ii) Building Entrance  
A building entrance will be located on Hamilton Road.
  - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
  - iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.
  - v) Notwithstanding ii), iii) and iv), for the property at 209 Egerton Street:

- a. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
- b. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
- c. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.

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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

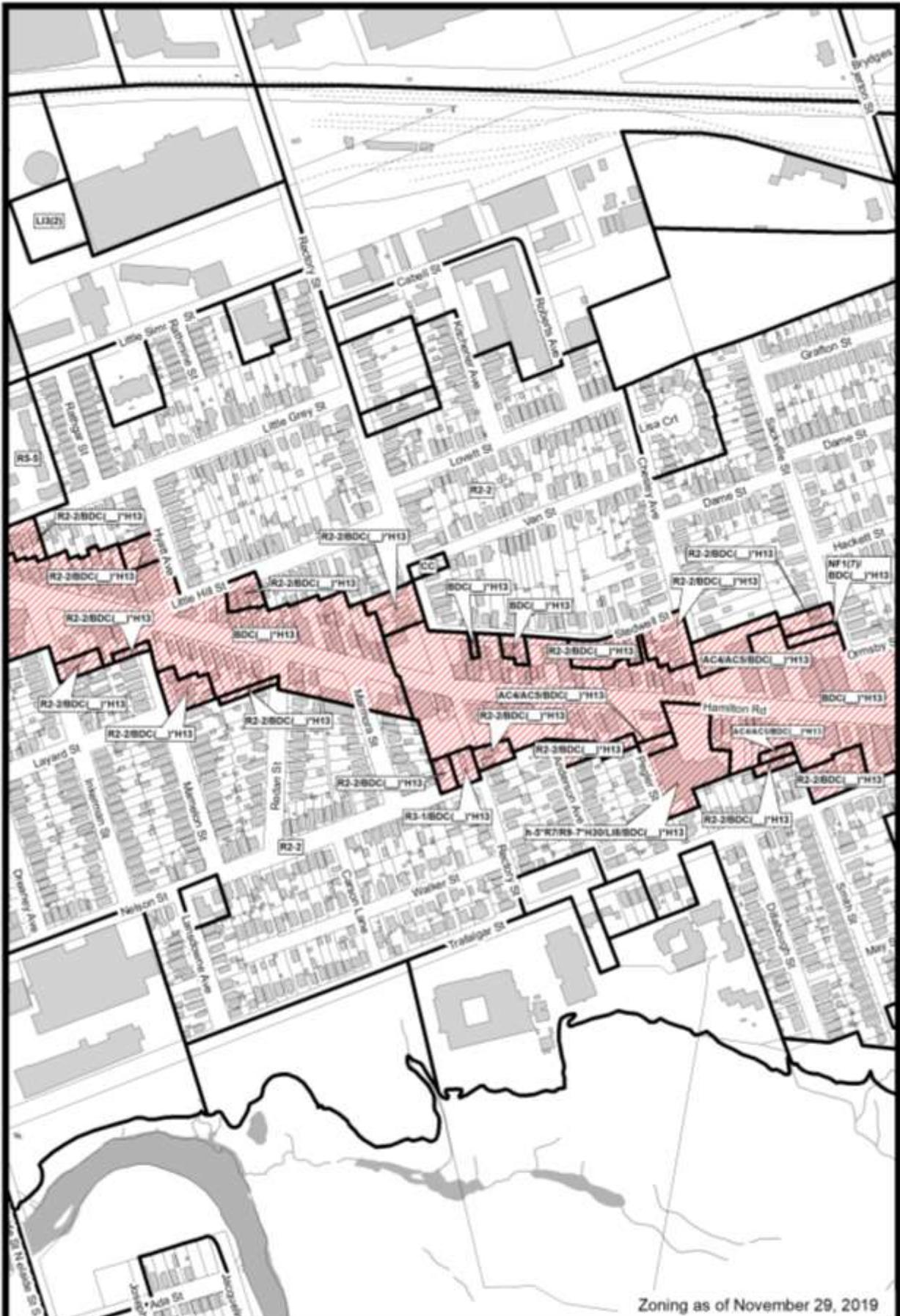
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"  
Map 1



File Number: OZ-8997 Map 2  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters



# Map 2



Zoning as of November 29, 2019

File Number: OZ-8997 Map 3  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

**SUBJECT SITE** 

1:5,000

0 25 50 100 150 200 Meters



Bill No.  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of lands located at 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, and 129-137 Giles Street, north and south of the Hamilton Road Corridor.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located to the north and south of the Hamilton Road Corridor, as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, and 129-137 Giles Street, as shown on the attached maps, comprising part of Key Map Nos. A107 and A108, from the existing Residential R2 (R2-2) Zone to a Business District Commercial Special Provision Zone (BDC( )\*H13).

2. Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC( )

a) Permitted Uses:

i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.

ii) Apartment buildings, including dwelling units on all portions of the ground floor are permitted if the building fronts onto Hamilton Road.

b) Regulations:

i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.

ii) Building Entrances  
A building entrance will be located on Hamilton Road.

iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.

iv) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping.

v) Notwithstanding a) i), and c) ii) and iii), for the property at 485 Horton Street:

a. Any uses permitted in the BDC1 or BDC2 zone variations, are permitted if the building fronts onto Horton Street.

b. Apartment buildings, including dwelling units on all portions of the ground floor, are permitted if the building fronts onto Horton Street.

c. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.

d. The lot line abutting Horton Street shall be interpreted as the front lot line.

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.

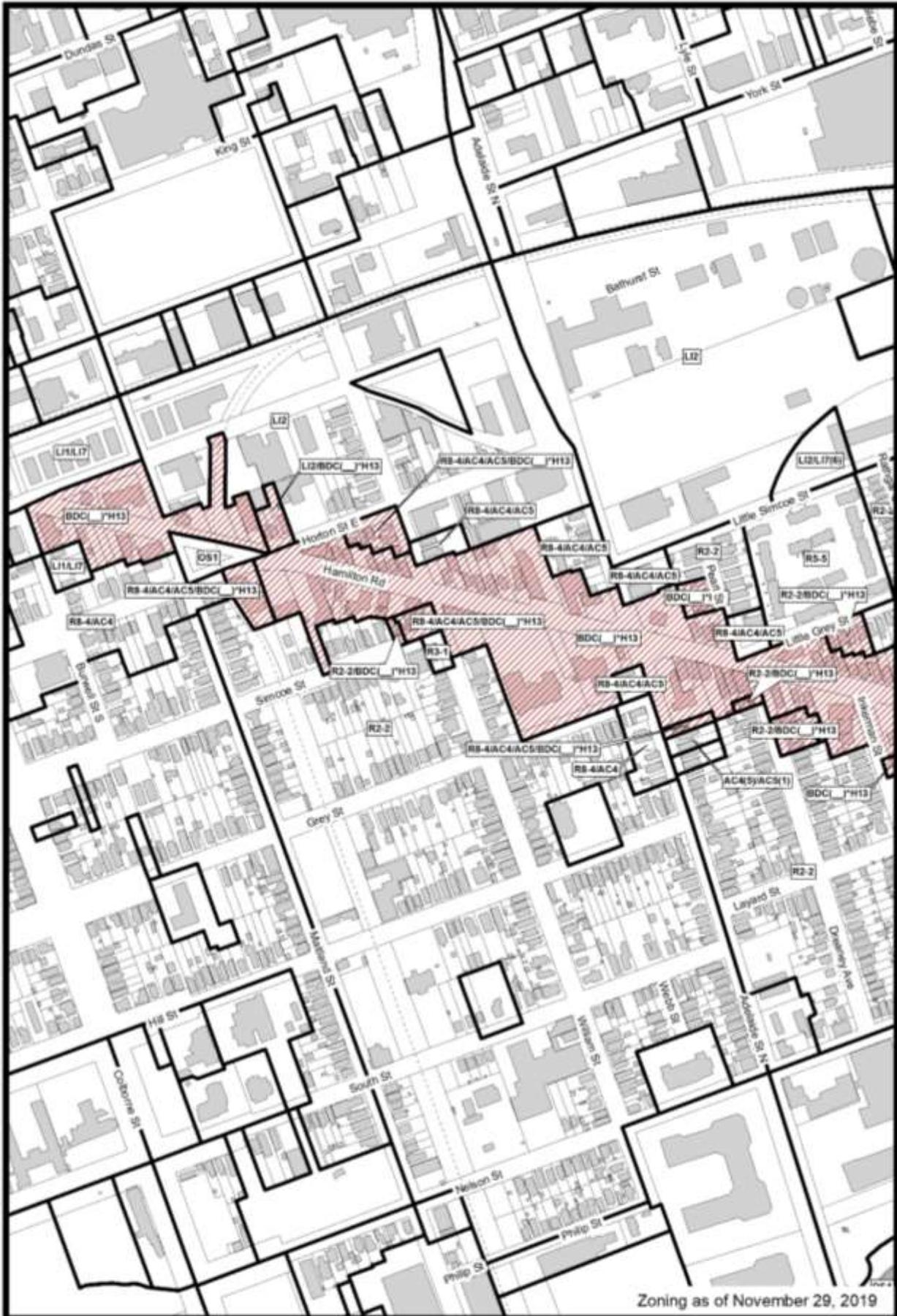
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



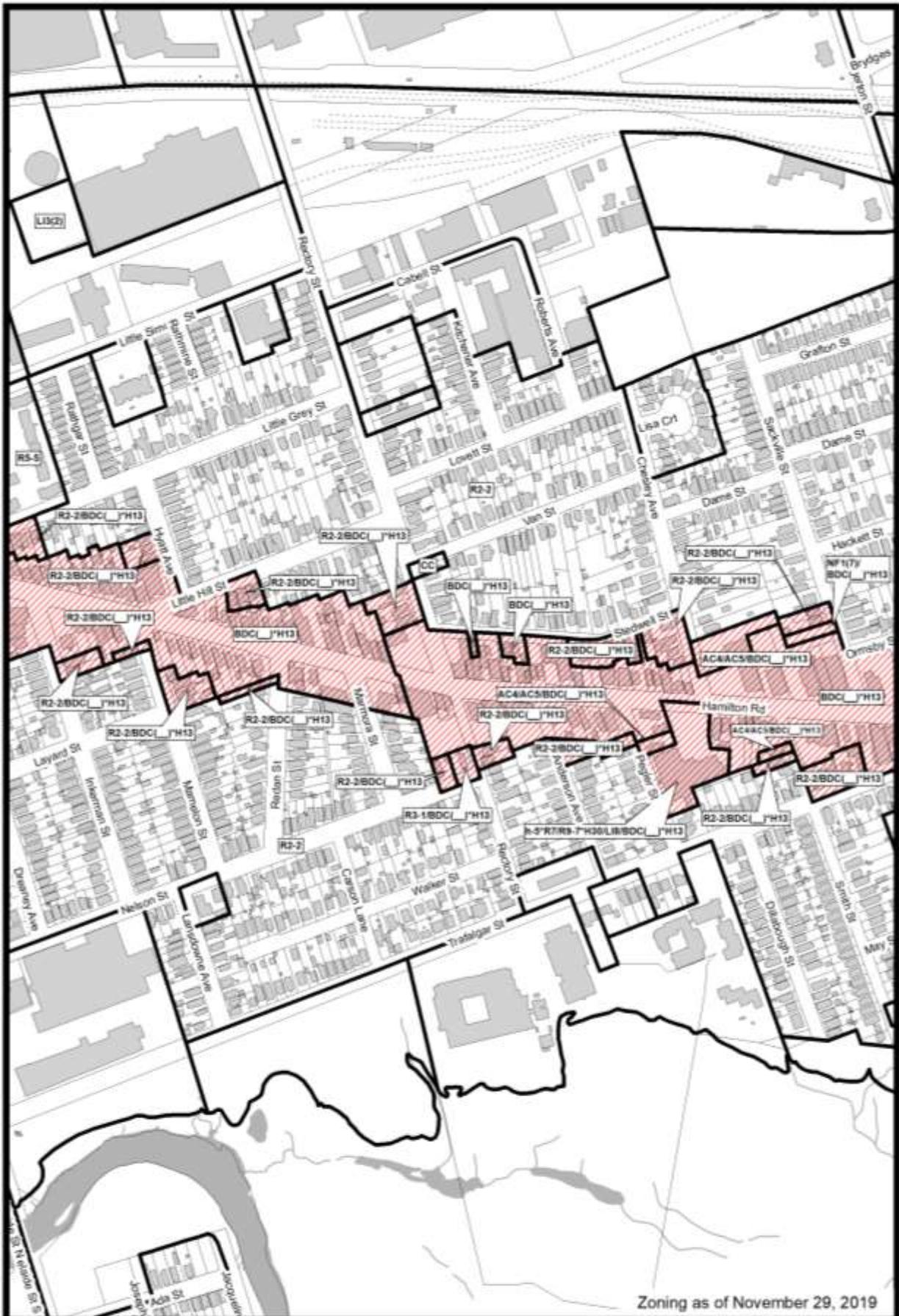
File Number: OZ-8997 Map 1  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





File Number: OZ-8997 Map 2

Planner: MK

Date Prepared: 2019/12/09

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

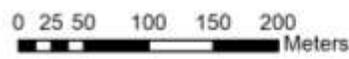


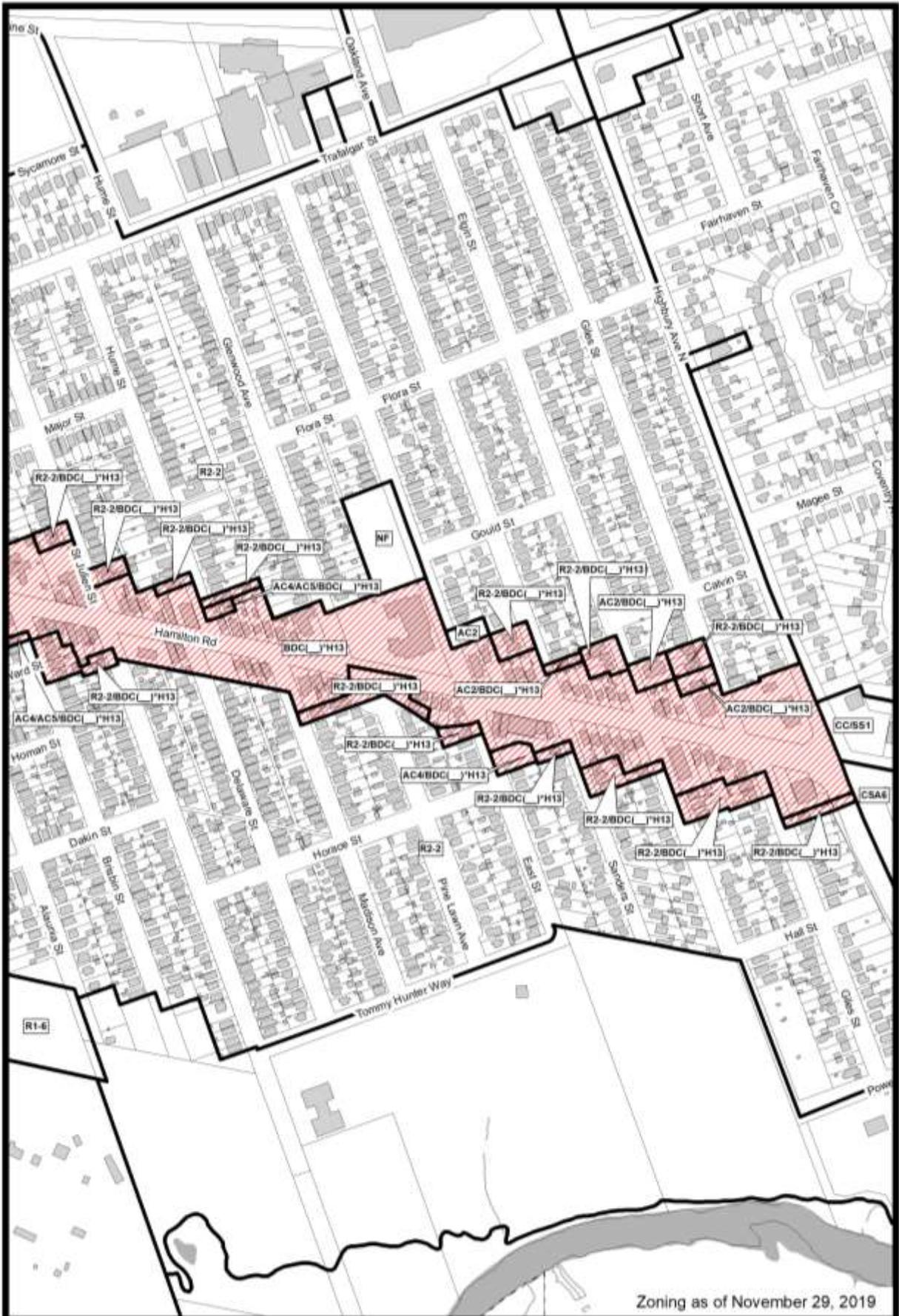


File Number: OZ-8997 Map 3  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000





File Number: OZ-8997 Map 4  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters



Bill No. 49  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone lands located 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street, north and south of Hamilton Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located north and south of the Hamilton Road Corridor as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street, as shown on the attached maps comprising part of Key Map No. A108, from the existing zoning (various) to add a Business District Commercial Special Provision (BDC(\_)\*H13) Zone to the existing zoning.

2. Section Number 25.2 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(\_)

a) Permitted Uses:

i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.

b) Location of Permitted Uses:

i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above.

c) Regulations:

i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.

ii) Building Entrances  
A building entrance will be located on Hamilton Road.

iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.

- iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.
- v) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping
- vi) Notwithstanding a) i), and c) ii), iii) and iv), for the properties at 197, 217-227 Egerton Street:
  - a. Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Trafalgar Street.
  - b. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
  - c. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
  - d. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.

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.

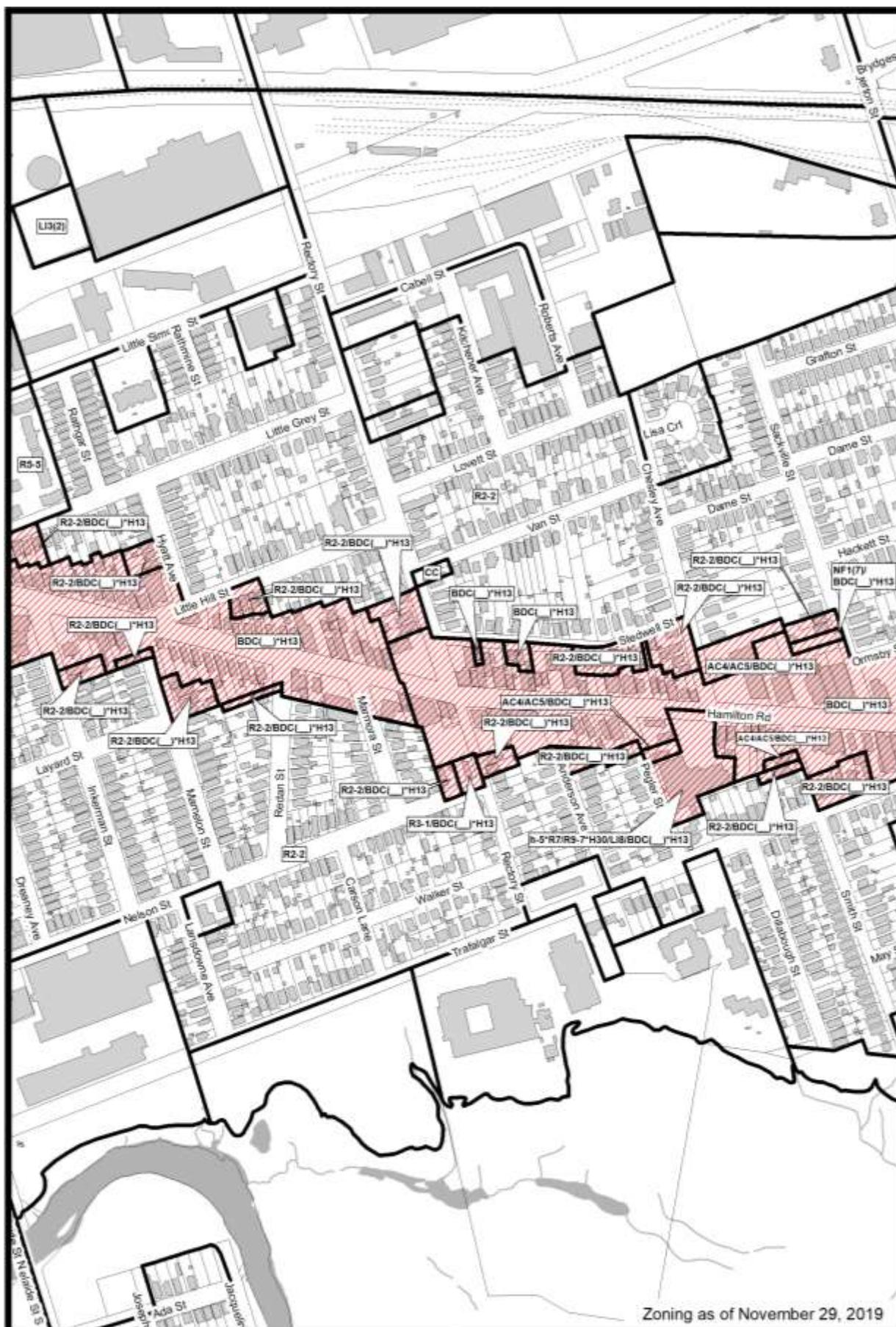
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"  
Map 1



File Number: OZ-8997 Map 2

Planner: MK

Date Prepared: 2019/12/09

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200  
Meters





Bill No. 50  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land on Hamilton Road and north and south of Hamilton Road.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located north and south of Hamilton Road as shown on the maps attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

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

1. Schedule "B" to By-law No. Z.-1 is amended by changing the Parking Standard for the area near Hamilton Road, as shown on the map attached to this by-law, from a Parking Standard Area 2 and Parking Standard Area 3, to a Parking Standard Area 1.
2. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

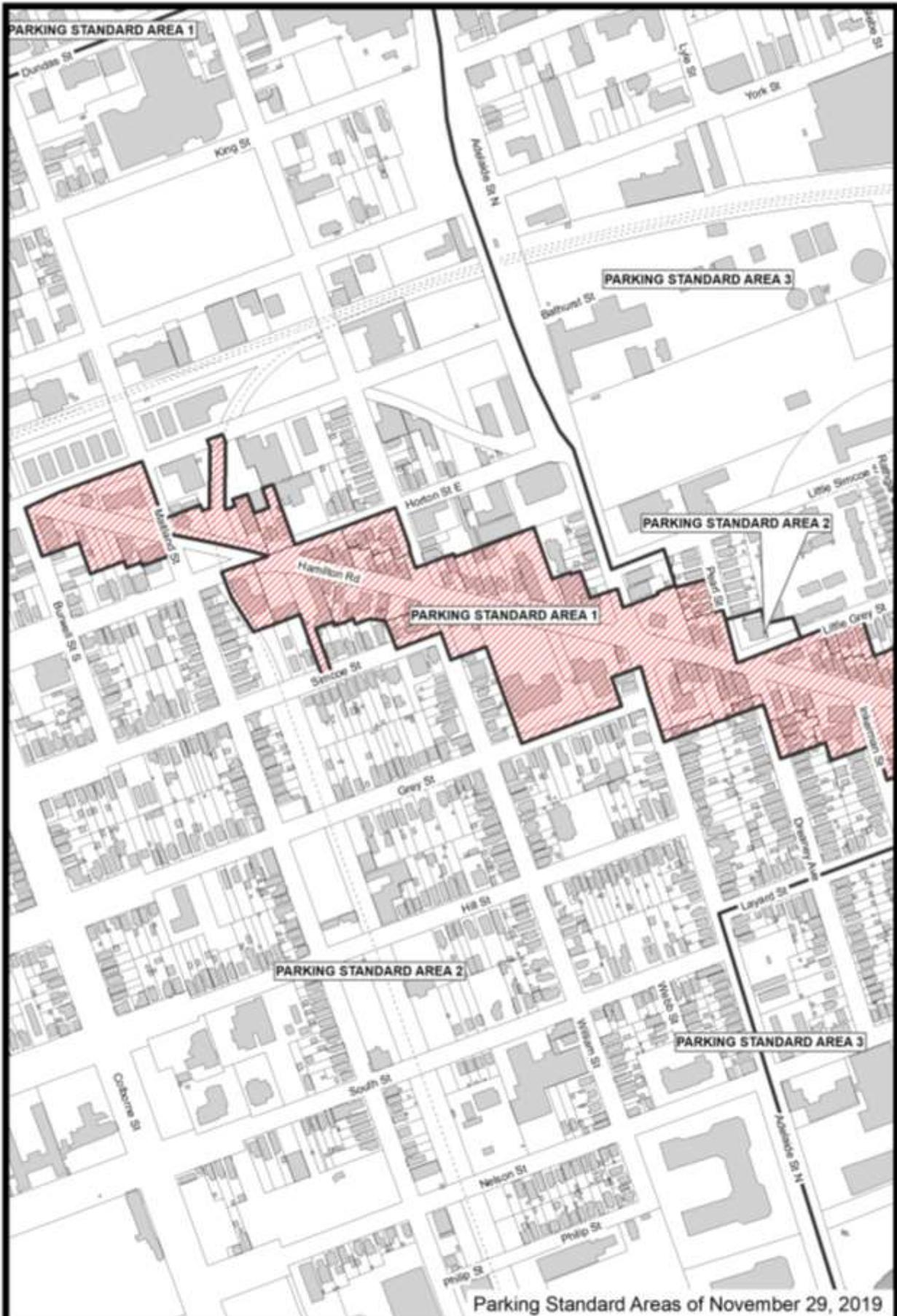
PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020

Schedule "A"



Parking Standard Areas of November 29, 2019

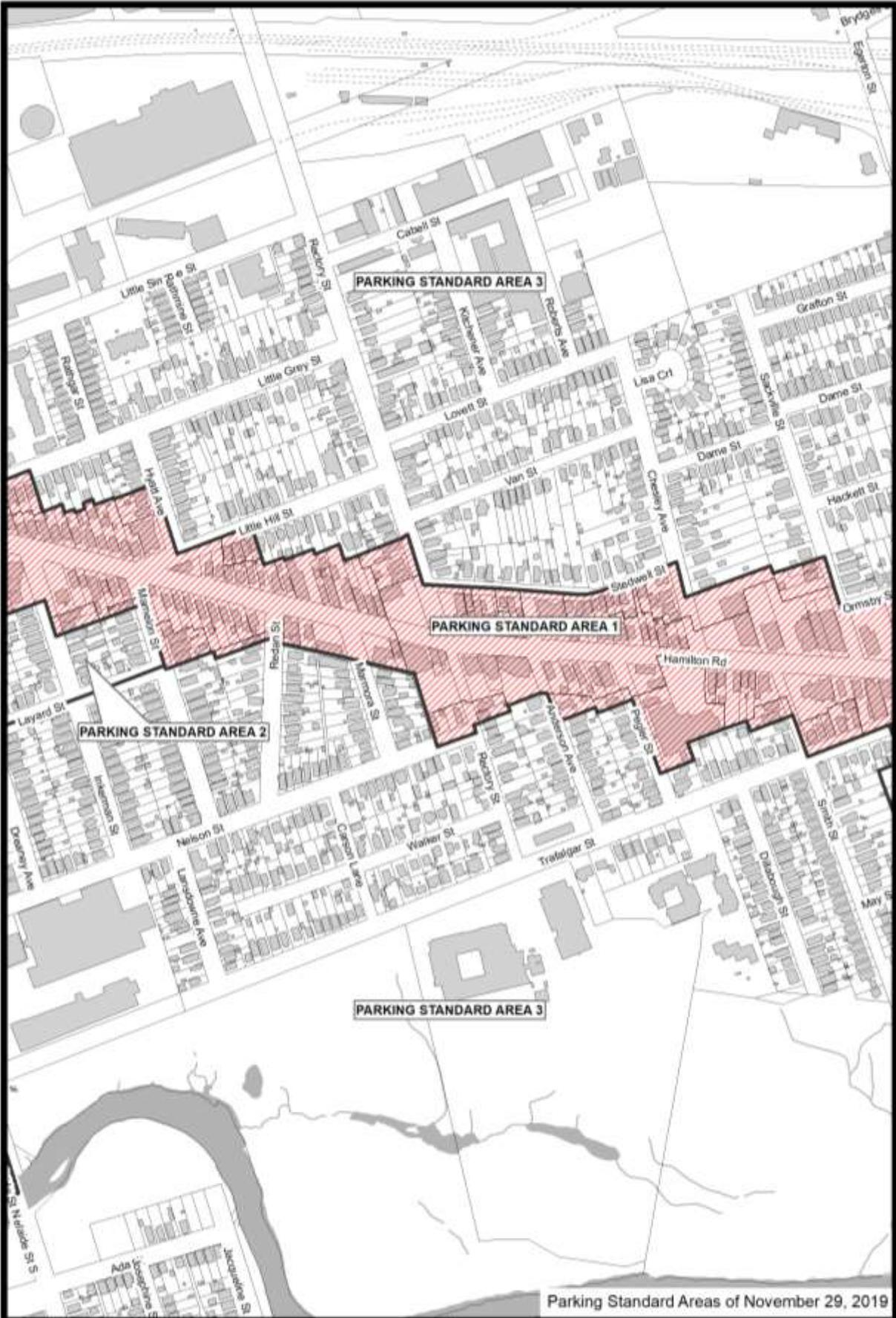
File Number: OZ-8997 Parking Standard Area Map 1  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z-1-

SUBJECT SITE 

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0 25 50 100 150 200 Meters





Parking Standard Areas of November 29, 2019

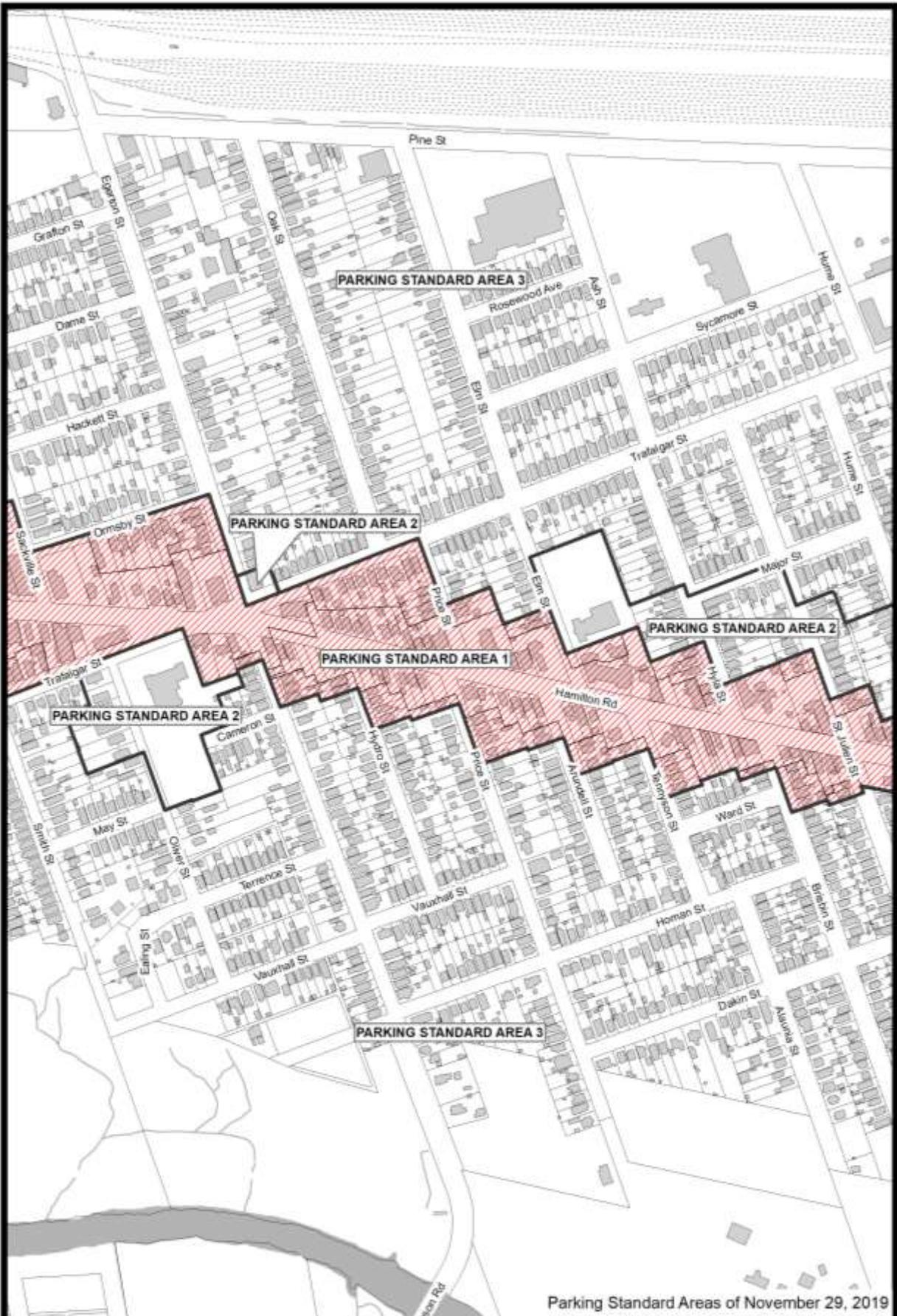
File Number: OZ-8997 Parking Standard Area Map 2  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

**SUBJECT SITE** 

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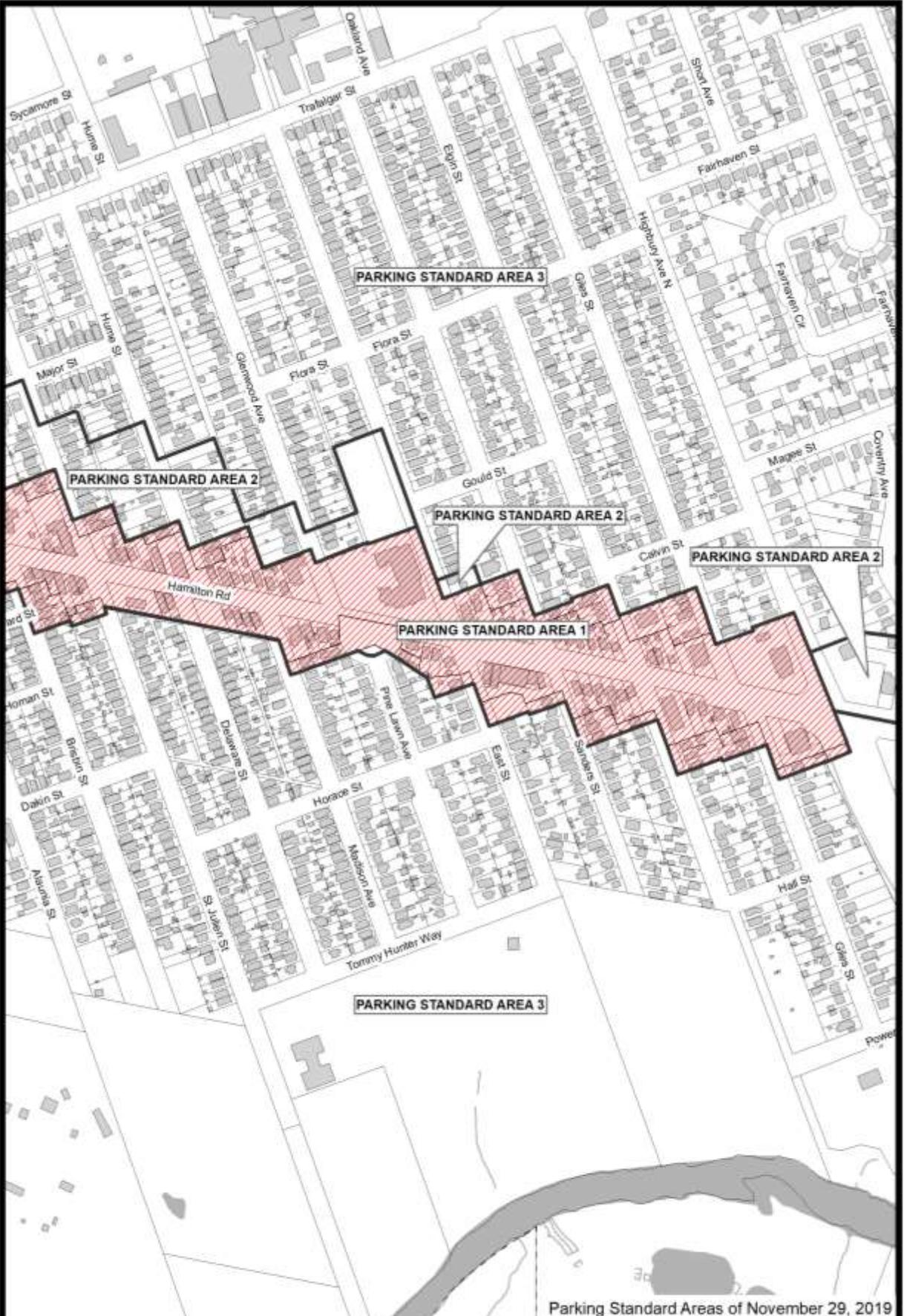
0 25 50 100 150 200 Meters 





Parking Standard Areas of November 29, 2019

<p>File Number: OZ-8997 Parking Standard Area Map 3  Planner: MK  Date Prepared: 2019/12/09  Technician: MB  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:5,000</b></p> <p>0 25 50 100 150 200 Meters</p> 
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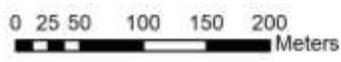


Parking Standard Areas of November 29, 2019

File Number: OZ-8997 Parking Standard Area Map 4  
 Planner: MK  
 Date Prepared: 2019/12/09  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000



Bill No. 51  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to amend  
Section 2 (Definitions) to provide a definition  
for Façade Openings.

WHEREAS the Corporation of the City of London has applied to amend  
the Zoning By-law Z.-1 to address façade openings as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this  
rezoning will conform to the Official Plan;

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

1. Section 2 (Definitions) is amended by adding the following new definition:

“FAÇADE OPENINGS” means any window on a building façade which  
provides clear, unobstructed visibility to goods, exhibits, or the interior  
spaces of a building through the use of transparent glazing; or any public  
entrance on a building façade which provides clear access from the  
outside to the interior spaces of a building, but does not include entrances  
to any stairwell, boiler room, maintenance room, mechanical or electrical  
or utility room.”

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

PASSED in Open Council on January 14, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 14, 2020  
Second Reading – January 14, 2020  
Third Reading – January 14, 2020