



Council Agenda Including Addeds

The 3rd Meeting of City Council

January 28, 2020, 4:00 PM

Council Chambers

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

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

Pages

1. Disclosures of Pecuniary Interest

2. Recognitions

2.1 His Worship the Mayor will present a cheque to the London Food Bank on behalf of the Corporations' Business Cares Food Drive 2019.

3. Review of Confidential Matters to be Considered in Public

4. Council, In Closed Session

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

4.1 Personal Matters/Identifiable Individual

A matter pertaining to personal matters involving identifiable individuals who are municipal employees with respect to employment related matters and advice and recommendations of officers of the Corporation including communications necessary for that purpose. (6.1/3/CSC)

4.2 Solicitor-Client Privileged Advice

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.2/3/CSC)

4.3 Solicitor-Client Privileged Advice / Land Acquisition/Disposition

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the decommissioning of City-owned lands known as the South Street Campus currently leased and occupied by London Health Sciences Centre; to instructions and directions to officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; information concerning the proposed or pending acquisition or disposition

whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed or pending acquisition or disposition and for providing directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality. (6.3/3/CSC)

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

5.1	2nd Meeting held on January 14, 2020	8
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6. Communications and Petitions

6.1	Expropriation of Lands Wharnccliffe Road South Road Widening and Improvements Project (as the "Approving Authority")	46
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6.2	Expropriation of Lands Wharnccliffe Road South Widening and Improvements Project (as the "Expropriating Authority")	53
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6.3	Application - 1300 Fanshawe Park Road East 39T-04512 (Refer to the Planning and Environment Committee Stage for Consideration with item 5 (2.4) of the 3rd Report of the Planning and Environment Committee)	
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1.	Analee J.M. Baroudi, Baroudi Law Professional Corporation	62
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6.4	Demolition Request for Heritage Listed Property at 247 Halls Mill Road (Refer to the Planning and Environment Committee Stage for Consideration with item 13 (3.3) of the 3rd Report of the Planning and Environment Committee)	
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1.	Nancy Lee	65
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2.	Vincent Lubrano	66
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3.	(ADDED) Analee J.M. Baroudi, Baroudi Law Professional Corporation	68
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6.5	(ADDED) 2020-2023 Multi-Year Budget (Refer to the Strategic Priorities and Policy Committee Stage for Consideration with item 2 (3.1) of the 3rd Report of the Strategic Priorities and Policy Committee)	
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1.	T. Okanski, 310 Wolfe Street	70
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7. Motions of Which Notice is Given

8. Reports

8.1	3rd Report of the Planning and Environment Committee	71
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1.	Disclosures of Pecuniary Interest	
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2. (2.1) 2nd Report of the Advisory Committee on the Environment
3. (2.2) Application - 3493 Colonel Talbot Road (OZ-9049)
4. (2.3) Application - 1820 Canvas Way (H-9146) (Relates to Bill No. 73)
5. (2.4) Application - 1300 Fanshawe Park Road East 39T-04512
6. (2.5) Application - Victoria on the River Phase 5 - 2671 to 2695 Kettering Place - Removal of Holding Provisions (H-9164) (Relates to Bill No. 74)
7. (2.6) Application - 3900 Scotland Drive, 3777 Westminster Drive and 5110 White Oak Road (H-9113) (Relates to Bill No. 75)
8. (2.7) Application - 2675 Asima Drive and 3316 Strawberry Walk (P-9150)
9. (2.8) Application - 3080 Bostwick Road - Site 5 (H-9046) (Relates to Bill No. 76)
10. (2.9) Building Division Monthly Report for November 2019
11. (3.1) 2nd Report of the London Advisory Committee on Heritage
12. (3.2) Application - 332 Central Avenue and 601 Waterloo Street (O-9120 and Z-9121) (Relates to Bill No.s 59 and 77)
13. (3.3) Demolition Request for Heritage Listed Property at 247 Halls Mill Road
14. (3.4) Application - 435 Callaway Road (Formerly 365 Callaway Road) 39CD-19515
15. (3.5) Affordable Housing Community Improvement Plan (O-9099) (Relates to Bill No.s 60, 61, 62 and 63)
16. (4.1) Application - 536 and 542 Windermere Road
(City Clerk's Note: Requires a motion for reconsideration and the approval of two-thirds of the whole Council)
17. (4.2) Councillor M. van Holst - Request for Park Dedication By-law Amendment

8.2 2nd Report of the Community and Protective Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.2) 7th Report of the Community Safety and Crime Prevention Advisory Committee
3. (2.4) 1st and 2nd Reports of the London Housing Advisory Committee
4. (2.5) Employment Ontario Transformation - Service System Manager - Update

5. (2.7) Naming of New Sports Park - 1400 Adelaide Street North
 6. (2.1) 8th, 1st and 2nd Reports of the Diversity, Inclusion and Anti-Oppression Advisory Committee
 7. (2.3) 1st and 2nd Reports of the Animal Welfare Advisory Committee
 8. (2.6) Housing Quarterly Report
 9. (3.1) Policies and Funding - Arts and Culture
 10. (3.2) Local Health Care Services
 11. (4.1) Councillor S. Lewis - Parade Permits
 12. (4.2) Councillor M. van Holst - Spectrum of Transitional Housing
 13. (5.1) Deferred Matters List
 14. (5.2) Advisory Committee Work Plans
- 8.3 3rd Report of the Corporate Services Committee 104
1. Disclosures of Pecuniary Interest
 2. (2.1) Council Policy - City of London Days at Budweiser Gardens Policy (Relates to Bill No. 64)
 3. (2.2) Argyle Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 54)
 4. (2.3) Hamilton Road Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 55)
 5. (2.4) Hyde Park Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 56)
 6. (2.5) Old East Village Business Improvement Area 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 57)
 7. (2.6) London Downtown Business Association 2020 Proposed Budget – Municipal Special Levy (Relates to Bill No. 58)
 8. (2.7) Assessment Growth for 2020, Changes in Taxable Phase-In Values, and Shifts in Taxation as a Result of Reassessment
 9. (2.8) Memorandum of Understanding between the N'Amerind Friendship Centre and The Corporation of the City of London
 10. (5.1) Application - Issuance of Proclamation - London Black History Month 2020

9. Added Reports

- 9.1 3rd Report of Council in Closed Session

- 9.2 *3rd Report of the Strategic Priorities and Policy Committee*

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1. *Disclosures of Pecuniary Interest*
2. *(3.1) 2020-2023 Multi-Year Budget*
3. *(4.1) London Hydro Proposed Corporate Restructuring*
4. *(5.1) Proposed Changes to the City Manager Search Committee Terms of Reference*

(City Clerk's Note: Requires a motion for reconsideration and the approval of two-thirds of the whole Council)
5. *(5.2) Resignation of Councillor M. Cassidy from the RBC Place London Board of Directors*

10. Deferred Matters

11. Enquiries

12. Emergent Motions

13. By-laws

By-laws to be read a first, second and third time:

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| 13.1 | Bill No. 53 By-law No. A.- _____ - ____

A by-law to confirm the proceedings of the Council Meeting held on the 28th day of January, 2020. (City Clerk) | 130 |
| 13.2 | Bill No. 54 By-law No. A.- _____ - ____

A by-law to raise the amount required for the purposes of the Argyle Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.2d/3/CSC) | 131 |
| 13.3 | Bill No. 55 By-law No. A.- _____ - ____

A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.3d/3/CSC) | 133 |
| 13.4 | Bill No. 56 By-law No. A.- _____ - ____

A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.4d/3/CSC) | 135 |
| 13.5 | Bill No. 57 By-law No. A.- _____ - ____

A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. (2.5d/3/CSC) | 137 |
| 13.6 | Bill No. 58 By-law No. A.- _____ - ____

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001. | 139 |

	(2.6d/3/CSC)	
13.7	Bill No. 59 By-law No. C.P.-1284(____)-____ A by-law to amend the Official Plan for the City of London, 1989 relating to 332 Central Avenue and 601 Waterloo Street. (3.2a/3/PEC)	141
13.8	Bill No. 60 By-law No. C.P.-_____-_____ A by-law to designate the Affordable Housing Community Improvement Project Area. (3.5a/3/PEC)	144
13.9	Bill No. 61 By-law No. C.P.-1512(____)-_____ A by-law to amend The London Plan for the City of London Planning Area - 2016, relating to Map 8 in Appendix 1 (Maps) and the Community Improvement Project Area for Affordable Housing. (3.5b/3/PEC)	146
13.10	Bill No. 62 By-law No. C.P.-_____-_____ A by-law to adopt the Affordable Housing Community Improvement Plan. (3.5c/3/PEC)	149
13.11	Bill No. 63 By-law No. C.P.-_____-_____ A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area. (3.5d/3/PEC)	189
13.12	Bill No. 64 By-law No. CPOL.-27(____)-_____ A by-law to amend By-law No. CPOL.-27-223, as amended by By-law No. CPOL.-27(a)-397, being “City of London Days at Budweiser Gardens Policy” to provide clarification with respect to the implementation of the Policy. (2.1/3/CSC)	207
13.13	Bill No. 65 By-law No. CPOL.-_____-_____ A by-law to enact a new Council Policy entitled “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions” to provide clarity with respect to the selection and recommendation process for appointment of Members to various Committees, Civic Boards and Commissions. (4.1/21/SPPC – 2019)	210
13.14	Bill No. 66 By-law No. L.S.P.-_____-_____ A by-law to expropriate lands in the City of London, in the County of Middlesex, for the Wharnccliffe Road South Road Widening and Improvements project between Beecher Street and Springbank Drive. (City Engineer)	214
13.15	Bill No. 67 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 Tillmann Road) (Chief Surveyor - for road widening purposes on Southdale Road West, pursuant to Consent B.008/19 and in accordance with Zoning By-law Z.-1)	216
13.16	Bill No. 68 By-law No. S.-_____-_____ A by-law to assume certain works and services in the City of London. (Claybar Subdivision, Phase 3 Stage 3; 33M-676) (City Engineer)	218

13.17	Bill No. 69 By-law No. S.- _____ - ____ A by-law to assume certain works and services in the City of London. (Westfield Subdivision, Phase 1; Plan 33M-700) (City Engineer)	220
13.18	Bill No. 70 By-law No. S.- _____ - ____ A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 1A; 33M-458) (City Engineer)	222
13.19	Bill No. 71 By-law No. S.- _____ - ____ A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 2; 33M-624) (City Engineer)	224
13.20	Bill No. 72 By-law No. W.- _____ - ____ A by-law to repeal by-law No. W.-5650-224 entitled, “A by-law to authorize the Southwest Capacity Improvement (Project No. ES5263)”.	226
13.21	Bill No. 73 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1820 Canvas Way. (2.3/3/PEC)	227
13.22	Bill No. 74 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 2671 - 2695 Kettering Place. (2.5/3/PEC)	229
13.23	Bill No. 75 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for lands located at 3900 Scotland Drive, 3777 Westminster Drive, and 5110 White Oak Road. (2.6/3/PEC)	231
13.24	Bill No. 76 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for lands located at 3080 Bostwick Road – Site 5. (2.8/3/PEC)	234
13.25	Bill No. 77 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to rezone an area of land located at 332 Central Avenue and 601 Waterloo Street.(3.2b/3/PEC)	237

14. Adjournment



Council Minutes

The 2nd Meeting of City Council
January 14, 2020, 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.L. Barbon, G. Barrett, B. Card, B. Coxhead, S. Datars Bere, M. Guedens, L. Livingstone, P. McKague, D. O'Brien, B. O'Hagen, C. Saunders, K. Scherr, M. Schulthess, C. Smith, S. Stafford, J. Taylor, B. Warner, B. Westlake-Power, P. Yeoman.

The meeting is called to order at 4:01 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

His Worship the Mayor recognizes 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

None.

4. Council, In Closed Session

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

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

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)

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. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

The Council rises and convenes, In Closed Session, at 4:44 PM, with Mayor E. Holder in the Chair and all Members present.

The Council, In Closed Session, rises at 6:08 PM, and resumes in public session at 6:13 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: P. Van Meerbergen

Seconded by: S. Lewis

That the Minutes of the 1st Meeting held on December 10, 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. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

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

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

- 6.1 T. McClure, Dancor - Industrial Development Charges;
- 6.2 B. McCauley, Zelinka Priamo Ltd. - Amendments to the Traffic and Parking By-law Related to Lot 10;
- 6.3 Councillor M. van Holst - Issuance of Proclamations Policy; and,
- 6.4 P.G. Duffy, Stikeman Elliott - (Added) Application - 1830 Wharnccliffe Road South (Z-9107).

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

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

- 8.1 2nd Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 2nd Report of the Planning and Environment Committee BE APPROVED, excluding item 8 (2.8) and 16 (3.7).

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

Motion Passed (15 to 0)

- 1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

- 2. (2.1) 11th Report of the Trees and Forests Advisory Committee

Motion made by: M. Cassidy

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

3. (2.2) 1st Report of the London Advisory Committee on Heritage

Motion made by: M. Cassidy

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

- 4. (2.3) Update on Subdivision Ambassador Role in Development Services

Motion made by: M. Cassidy

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

- 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)

Motion made by: M. Cassidy

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 Wharnccliffe 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 Wharnccliffe 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

- 6. (2.6) Appeal of Consent Authority Decision on Consent Application B.056/18 - 16 Berkley Crescent

Motion made by: M. Cassidy

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

7. (2.7) Draft Plan of Subdivision - Three Year Extension - Richardson/Middleton Subdivision - 146 and 184 Exeter Road 39T-15501

Motion made by: M. Cassidy

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

9. (2.4) Candidate Approval for the Urban Design Peer Review Panel

Motion made by: M. Cassidy

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)

Motion Passed

10. (3.1) Demolition Request for Heritage Alteration Permit Application - 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District

Motion made by: M. Cassidy

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)

Motion Passed

11. (3.2) Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East

Motion made by: M. Cassidy

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)

Motion Passed

12. (3.3) Application - 1830 Wharncliffe Road South (Z-9107) (Relates to Bill No. 42)

Motion made by: M. Cassidy

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 policies 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 policies 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 policies 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)

Motion Passed

13. (3.4) Application - 1297 Wharncliffe Road South (Z-9106) (Relates to Bill No. 43)

Motion made by: M. Cassidy

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*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)

Motion Passed

14. (3.5) Application - 635 Wilton Grove Road (Z-9110) (Relates to Bill No. 44)

Motion made by: M. Cassidy

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)

Motion Passed

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)

Motion made by: M. Cassidy

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)

Motion Passed

17. (4.1) 1st Report of the Advisory Committee on the Environment

Motion made by: M. Cassidy

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.

Motion Passed

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

Motion made by: M. Cassidy

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)

Amendment:

Motion made by: M. Cassidy

Seconded by: A. Kayabaga

That the following new part b), BE ADDED to the clause:

"b) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by S. Allen, MHBC Planning, on behalf of Goldfield Ltd., for the property located at 3425 Emily Carr Lane (1160 Wharnccliffe Road South)."

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

Motion Passed (15 to 0)

Motion made by: M. Cassidy

Seconded by: A. Kayabaga

Item 8, clause 2.8, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Item 8 (2.8), as amended, reads as follows:

That the following actions be taken with respect to 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)" (2019-D13):

a) the report be BE RECEIVED for information; and

b) the Managing Director, Development Services and Compliance and Chief Building Official BE AUTHORIZED to accept a Minor Variance application by S. Allen, MHBC Planning, on behalf of Goldfield Ltd., for the property located at 3425 Emily Carr Lane (1160 Wharncliffe Road South).

16. (3.7) Hamilton Road Corridor Planning Study (OZ-8997) (Relates to Bill No.'s 27, 46, 47, 48, 49, 50 and 51)

Motion made by: M. Cassidy

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)

Amendment:

Motion made by: M. Cassidy

Seconded by: M. van Holst

That clause 3.7 BE AMENDED by removing references to The London Plan in parts c) and e).

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

Motion Passed (15 to 0)

Motion made by: M. Cassidy

Seconded by: S. Lehman

That item 16, clause 3.7, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Item 16 (3.7), as amended, reads as follows:

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-law 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 part a)), 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 part a)), 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)

8.2 2nd Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 2nd Report of the Corporate Services Committee BE APPROVED, excluding item 4 (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. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Kayabaga

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Demolition - City-Owned Properties - 74 Wellington Road and 78 Wellington Road

Motion made by: A. Kayabaga

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.

Motion Passed

3. (2.2) Report of the Federation of Canadian Municipalities Board of Directors and Advocacy Days 2019 Meeting - Ottawa, ON - November 26-29, 2019

Motion made by: A. Kayabaga

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.

Motion Passed

5. (5.1) 2nd Report of the City Manager Search Committee

Motion made by: A. Kayabaga

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

Motion Passed

4. (4.1) Issuance of Proclamations Policy (Relates to Bill No. 28)

Motion made by: A. Kayabaga

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: (9): Mayor E. Holder, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, S. Turner, and A. Kayabaga

Nays: (6): M. van Holst, S. Lewis, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Motion Passed (9 to 6)

Motion made by: M. van Holst

Seconded by: S. Turner

That Council recess until 7:30 PM.

Motion Passed

The Council recesses at 6:39 PM and resumes at 7:30 PM, with all Members present except Councillors M. Cassidy, P. Van Meerbergen, and A. Kayabaga.

Motion made by: S. Lewis

Seconded by: M. Salih

That Council convene, In Closed Session, for the purpose of receiving advice that is subject to solicitor-client privilege, as it relates to potential proclamation policy.

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

Absent: (3): M. Cassidy, P. Van Meerbergen, and A. Kayabaga

Motion Passed (12 to 0)

The Council rises and convenes, In Closed Session, at 7:30 PM, with Mayor E. Holder in the Chair and all Members present, except Councillors M. Cassidy, P. Van Meerbergen, and A. Kayabaga.

The Council, In Closed Session, rises at 7:43 PM, and resumes in public session at 7:46 PM, with Mayor E. Holder in the Chair and all Members present.

Motion made by: E. Pelosa
Seconded by: P. Squire

That clause 4.1 BE AMENDED to include the following new part b):

b) that, notwithstanding the Issuance of Proclamations Policy of the City of London, the following history/ heritage month observances, established under Government of Canada federal statutes, orders in council and resolutions of the Senate or of the House of Commons be proclaimed, annually, by the City of London Council:

- Black History Month (February)
- Asian Heritage Month (May)
- National Aboriginal History Month (June)
- Women's History Month (October)

Motion to amend Clause 4.1 WITHDRAWN at the request of the mover and the seconder.

8.3 1st Report of the Civic Works Committee

Motion made by: S. Lehman

That the 1st Report of the Civic Works Committee BE APPROVED, excluding items 7, 9, 10, 11 and 18.

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

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lehman

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. Lehman

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

Motion Passed

3. (2.2) 11th Report of the Transportation Advisory Committee

Motion made by: S. Lehman

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

- 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

Motion made by: S. Lehman

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

- 5. (2.4) Request for Proposal 19-57 - Utility Locate Service Contract Award

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to 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

- 6. (2.6) Appointment of Consulting Engineer for Detailed Design and Contract Administration for the Gordon Sanitary Trunk Sewer Rehabilitation Project

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the 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

- 8. (2.9) Request for Proposal (RFP) 19-55 Award - Replacement of Waterworks Clam Trucks with Dump Bodies

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the 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

12. (2.10) Amendments to the Traffic and Parking By-Law Related to Lot 10 (Relates to Bill No. 31)

Motion made by: S. Lehman

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)

Motion Passed

13. (4.1) Traffic Calming Measures

Motion made by: S. Lehman

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)

Motion Passed

14. (4.2) Road Cutting and Construction Planning

Motion made by: S. Lehman

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

Motion Passed

15. (4.3) Municipal Parking Lot 10 - Delegation

Motion made by: S. Lehman

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

Motion Passed

16. (5.1) Deferred Matters List

Motion made by: S. Lehman

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

Motion Passed

17. (5.2) 1st Report of the Waste Management Working Group

Motion made by: S. Lehman

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.

Motion Passed

9. (2.1) 11th Report of the Cycling Advisory Committee

Motion made by: S. Lehman

That Items 9 (2.1) and 18 (5.3), BE APPROVED.

9. (2.1) 11th Report of the Cycling Advisory Committee

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.

18. (5.3) 1st Report of the Cycling Advisory Committee

That the 1st 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: (7): Mayor E. Holder, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (8): M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelosa, and A. Kayabaga

Motion Failed (7 to 8)

Motion made by: S. Turner

Seconded by: E. Pelosa

That the 11th Report of the Cycling Advisory Committee and the 1st Report of the Cycling Advisory Committee BE RECEIVED.

Amendment:

Motion made by: S. Lewis

Seconded by: M. van Holst

That a new part b) be added to the motion to require that the Cycling Advisory Committee BE REQUIRED to submit the 2020 Work Plan with their next meeting.

Yeas: (8): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, P. Squire, S. Lehman, P. Van Meerbergen, and S. Hillier

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

Motion Passed (8 to 7)

Motion made by: S. Turner

Seconded by: E. Pelozza

The motion, as amended, be approved:

That the following actions be taken with respect to the Cycling Advisory Committee:

a) the 11th Report of the Cycling Advisory Committee and the 1st Report of the Cycling Advisory Committee BE RECEIVED and,

b) the Cycling Advisory Committee BE REQUIRED to submit the 2020 Work Plan with their next meeting.

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

Nays: (1): A. Hopkins

Motion Passed (14 to 1)

10. (2.5) Downtown Loop and Municipal Infrastructure Improvements - Appointment of Consulting Engineer

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the 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: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

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

Motion Passed (13 to 2)

7. (2.8) Proposed Approach to Review E-Scooters in London

Motion made by: S. Lehman

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the 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)

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)

11. (2.7) Amendments to the Traffic and Parking By-Law Related School Community Safety Zones (Relates to Bill No. 30)

Motion made by: S. Lehman

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

8.4 1st Report of the Strategic Priorities and Policies Committee

Motion made by: J. Helmer

That the 1st Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding item 2 (2.1).

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. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

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

Motion Passed

3. (3.1) Tabling of the 2020-2023 Multi-Year Budget (Tax Supported, Water and Wastewater and Treatment)

Motion made by: J. Helmer

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

4. (3.2) Bill Rayburn, CAO, Middlesex County and Chair of the Middlesex-London Emergency Services Authority

Motion made by: J. Helmer

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.

Motion Passed

2. (2.1) Review of City Services for Potential Reductions and Eliminations - Downtown and Industrial Lands Community Improvement Plans (CIPs)

Motion made by: J. Helmer

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

Motion Passed (15 to 0)

8.5 2nd Report of the Strategic Priorities and Policies Committee

Motion made by: J. Helmer

That the 2nd Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding item 5 (5.1).

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. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2020-2023 Multi-Year Budget Pre-Tabling Public Engagement Feedback

Motion made by: J. Helmer

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

3. (2.2) 2020-2023 Multi-Year Budget Business Cases for Potential Net Levy Reductions

Motion made by: J. Helmer

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 (\$11,544,000).”

Motion Passed

4. (4.1) Enhanced Transit Services - Richmond Street and Western Road

Motion made by: J. Helmer

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.

Motion Passed

6. (5.2) Confirmation of Appointment to the Argyle BIA

Motion made by: J. Helmer

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

Motion Passed

7. (5.3) RBC Place London Board Appointment Recommendations

Motion made by: J. Helmer

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.

Motion Passed

5. (5.1) 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.

Election

Appointment to the London Police Services Board

Motion made by: S. Lewis

Seconded by: A. Kayabaga

That nominations BE CLOSED, it being noted that Councillor M. Cassidy was nominated.

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. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: A. Kayabaga

Seconded by: M. Salih

That Councillor M. Cassidy BE APPOINTED to the London Police Services Board, 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. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: J. Helmer

That part a) be approved:

a) the resignation of Councillor Salih, from the Police Services Board BE ACCEPTED, effective January 16, 2020; and,

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)

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

That clause 5.1, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Clause 5.1, as amended, reads as follows:

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) that Councillor M. Cassidy BE APPOINTED to the London Police Services Board, for the term ending November 15, 2022.

9. Added Reports

9.1 2nd Report of Council in Closed Session

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Division Manager, Transportation Planning and Design and the Director, Roads and Transportation, on the advice of the Manager of Realty Services, with respect to the property located at 595 Adelaide Street North, further described as Part of Lot 6, west side of Adelaide Street, being the whole of PIN 08277-019 (LT), as shown on the location map attached, for the purpose of future road improvement to accommodate the Adelaide Street CP Rail Grade Separation Project, the following actions be taken:

a) the offer submitted by 1220109 Ontario Inc., to sell the subject property to the City, for the sum of \$1,521,000.00, subject to the additional conditions as outlined in the Agreement of Purchase and Sale Schedule "A" BE ACCEPTED; and,

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

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

Motion Passed (15 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: S. Turner

Seconded by: P. Van Meerbergen

That Introduction and First Reading of Bill No.'s 26, 27, 28, 29 and 31 to 51, and the Added Bill No. 52, BE APPROVED.

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

Motion Passed (15 to 0)

Motion made by: J. Helmer

Seconded by: A. Hopkins

That Second Reading of Bill No.'s 26, 27, 28, 29 and 31 to 51, and the Added Bill No. 52, BE APPROVED.

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

Motion Passed (15 to 0)

Motion made by: S. Hillier

Seconded by: E. Pelozza

That Third Reading and Enactment of Bill No. 26, 27 27, 28, 29 and 31 to 51, and the Added Bill No. 52, BE APPROVED.

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

Motion Passed (15 to 0)

Motion made by: M. van Holst

Seconded by: S. Lehman

That Introduction and First Reading of Bill No. 30 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

That Second Reading of Bill No. 30 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

That Third Reading and Enactment of Bill No. 30 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, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

Bill	By-law
Bill No. 26	By-law No. A.-7928-17 – A by-law to confirm the proceedings of the Council Meeting held on the 14th day of January, 2020. (City Clerk)
Bill No. 27	By-law No. C.P.-1284(vf)-18 – 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)
Bill No. 28	By-law No. CPOL.-397-19 – 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)
Bill No. 29	By-law No. L.S.P.-3484-20 – A by-law to designate 36 Pegler Street to be of cultural heritage value or interest. (City Clerk)
Bill No. 30	By-law No. PS-113-20044 – 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)
Bill No. 31	By-law No. PS-113-20045 – 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)
Bill No. 32	By-law No. S.-6037-21 – A by-law to assume certain works and services in the City of London. (Cedarhollow Subdivision – Phase 4; Plan 33M-734) (City Engineer)
Bill No. 33	By-law No. S.-6038-22 – A by-law to assume certain works and services in the City of London. (Claybar Subdivision – Phase 1 Stage 2; 33M-623) (City Engineer)
Bill No. 34	By-law No. S.-6039-23 – 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)
Bill No. 35	By-law No. S.-6040-24 – A by-law to assume certain works and services in the City of London. (Vista Woods Estates – Phase 2; 33M-687) (City Engineer)
Bill No. 36	By-law No. S.-6041-25 – A by-law to assume certain works and services in the City of London. (Richmond North Subdivision – Phase 2; Plan 33M-703) (City Engineer)

Bill No. 37	By-law No. S.-6042-26 – 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)
Bill No. 38	By-law No. S.-6043-27 – 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)
Bill No. 39	By-law No. S.-6044-28 – 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)
Bill No. 40	By-law No. S.-6045-29 – 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)
Bill No. 41	By-law No. Z.-1-202817 – 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 Wharnccliffe Road South. (2.5/2/PEC)
Bill No. 42	By-law No. Z.-1-202818 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1830 Wharnccliffe Road South. (3.3/2/PEC)
Bill No. 43	By-law No. Z.-1-202819 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1297 Wharnccliffe Road South. (3.4/2/PEC)
Bill No. 44	By-law No. Z.-1-202820 – 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)
Bill No. 45	By-law No. Z.-1-202821 – 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)
Bill No. 46	By-law No. Z.-1-202822 – 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)
Bill No. 47	By-law No. Z.-1-202823 – 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)

Bill No. 48	By-law No. Z.-1-202824 – 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)
Bill No. 49	By-law No. Z.-1-202825 – 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)
Bill No. 50	By-law No. Z.-1-202826 – 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)
Bill No. 51	By-law No. Z.-1-202827 – 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)
Bill No. 52	By-law No. A.-7929-30 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 1220109 Ontario Inc., for the acquisition of property located at 595 Adelaide Street North in the City of London, for the Adelaide Street North CP Grade Separation Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/2/CSC)

14. Adjournment

Motion made by: P. Van Meerbergen

Seconded by: J. Helmer

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 9:10 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

Location Map



APPENDIX "A"
CONFIDENTIAL

#20003

Chair and Members
Corporate Services Committee

January 6, 2020
(Property Acquisition)

RE: Property Acquisition - 595 Adelaide Street North
Adelaide Street CP Rail Grade Separation Project
(Subledger LD180089)
Capital Project TS1306 - Adelaide St Grade Separation CPR Tracks
1220109 Ontario Inc.

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

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

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
Engineering	\$3,032,920	\$3,032,920		\$0
Land Acquisition	11,417,080	1,436,353	1,598,665	8,382,062
Relocate Utilities	5,800,000			5,800,000
City Related Expenses	100,000	281		99,719
NET ESTIMATED EXPENDITURES	<u>\$20,350,000</u>	<u>\$4,469,554</u>	<u>\$1,598,665</u> 1)	<u>\$14,281,781</u>
<u>SOURCE OF FINANCING</u>				
Debenture By-law No. W.-5600-57	\$11,667,140	\$3,218,110	\$1,151,050	\$7,297,980
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2) 5,697,860	1,251,444	447,615	3,998,801
Other Contributions	2,985,000			2,985,000
TOTAL FINANCING	<u>\$20,350,000</u>	<u>\$4,469,554</u>	<u>\$1,598,665</u>	<u>\$14,281,781</u>

1) Financial Note:

Purchase Cost	\$1,521,000
Add: Land Transfer Tax	26,895
Add: Appraisal Fees, Legal Fees, Etc.	24,000
Add: HST @13%	197,730
Less: HST Rebate	(170,960)
Total Purchase Cost	<u>\$1,598,665</u>

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

lp

Jason Davies
Manager of Financial Planning & Policy

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File No. P-2496

TO:	<p>THE COUNCIL OF THE CORPORATION OF THE CITY OF LONDON</p> <p>AS THE APPROVING AUTHORITY UNDER THE EXPROPRIATIONS ACT</p> <p>MEETING ON JANUARY 28, 2020</p>
FROM:	<p>KELLY SCHERR MANAGING DIRECTOR ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER</p>
SUBJECT:	<p>EXPROPRIATION OF LANDS WHARNCLIFFE ROAD SOUTH ROAD WIDENING AND IMPROVEMENTS PROJECT</p>

RECOMMENDATION

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation and on the advice of the Manager of Realty Services, the following actions be taken with respect to the expropriation of land as may be required for the Project known as the Wharncliffe Road South Road Widening and Improvements Project, between Becher Street and Springbank Drive:

- a) the Council of The Corporation of the City of London as Approving Authority pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, as amended, **HEREBY APPROVES** the proposed expropriation of land, as described in Schedule "A" attached hereto, in the City of London, County of Middlesex, it being noted that the reasons for making this decision are as follows:
 - i) the subject lands are required by The Corporation of the City of London for the Wharncliffe Road South Road Widening and Improvements Project;
 - ii) the design of the Project will address the current and future transportation demands along the corridor; and,
 - iii) the design is in accordance with the Municipal Class Environmental Assessment Study Recommendations for the Wharncliffe Road South Road Widening and Improvements Project approved by Municipal Council on February 6, 2018; and
- b) that a certificate of approval **BE ISSUED** by the City Clerk on behalf of the Approving Authority in the prescribed form.

It being noted that a request for a Hearing of Necessity in relation to Parts 1 and 2, Plan 33R-20265 (Parcel 8) was received and was subsequently withdrawn.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

- Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan
- Civic Works Committee - July 22, 2013 – Reprioritization of Growth Management Implementation Strategy (GMIS) Transportation Projects.
- Civic Works Committee – October 6, 2014 – Environmental Assessment Appointment of Consulting Engineer
- Civic Works Committee – November 29, 2016 – Environmental Assessment Update
- LACH – January 11, 2017 – Municipal Class Environmental Assessment Study – Wharnccliffe Road South from Becher Street to Commissioners Road West
- LACH – November 16, 2017 – Wharnccliffe Road South Environmental Assessment 100 Stanley Street
- Civic Works Committee – February 6, 2018 – Environmental Study Report
- The Council of The Corporation of the City of London as The Approving Authority under the Expropriation Act – June 18, 2019

BACKGROUND

The subject properties are required in support of the Wharnccliffe Road South EA. More specifically, the properties are required for the road widening in 2020, as shown in the Environmental Study Report. These properties will accommodate the proposed works and improvements along this section of the project.

There are eleven (11) property requirements, five (5) of which are full buyouts, with the balance requiring partial acquisition.

Negotiations commenced in the Fall of 2018. The City has obtained agreements from four (4) property owners (Parcels 1, 2, 3 and 6) and all transactions have been closed.

The Civic Administration will continue negotiations with affected property owners in an effort to amicably acquire the balance of properties.

The composition of the ownership interests in this area and more specifically along the corridor is of an adept and sophisticated nature. Many of the owners both own the lands and buildings and a business that is operated from the lands.

The expropriation process has been initiated at the request of the Roads and Transportation Division, which is endeavouring to ensure property clearance is achieved in order to support the Tendering Process. As a result, it is necessary to start the appropriate expropriation procedures for the outstanding properties in order for the project to proceed and meet the prescribed timelines. Realty Services will continue to review negotiations with the property owners in an effort to achieve acceptable outcomes to all parties involved.

A Hearing of Necessity was received from one owner and was subsequently withdrawn.

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Anticipated Construction Timeline

Property requirements to be secured for 2020 construction.

PREPARED BY:	REVIEWED AND CONCURRED BY:
BILL WARNER MANAGER OF REALTY SERVICES	DOUG MACRAE DIRECTOR ROADS AND TRANSPORTATION
RECOMMENDED BY:	
KELLY SCHERR, P.Eng., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER	

January 20, 2020

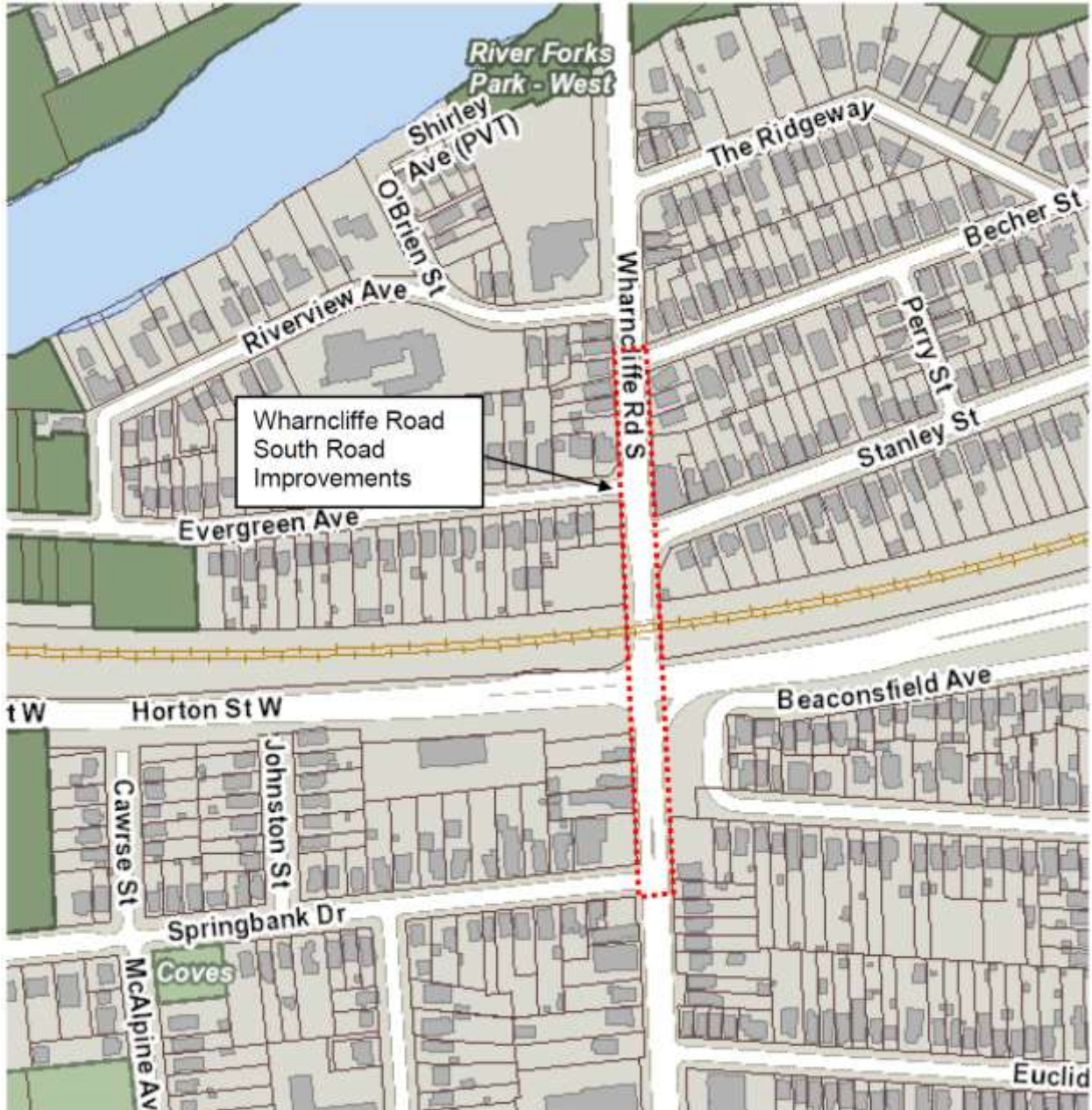
File No. P-2496

Attach.

cc: Gary Irwin, Division Manager and Chief Surveyor
Garfield Dales, Division Manager, Roads and Transportation
David G. Munteer, Assistant City Solicitor

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Location Maps



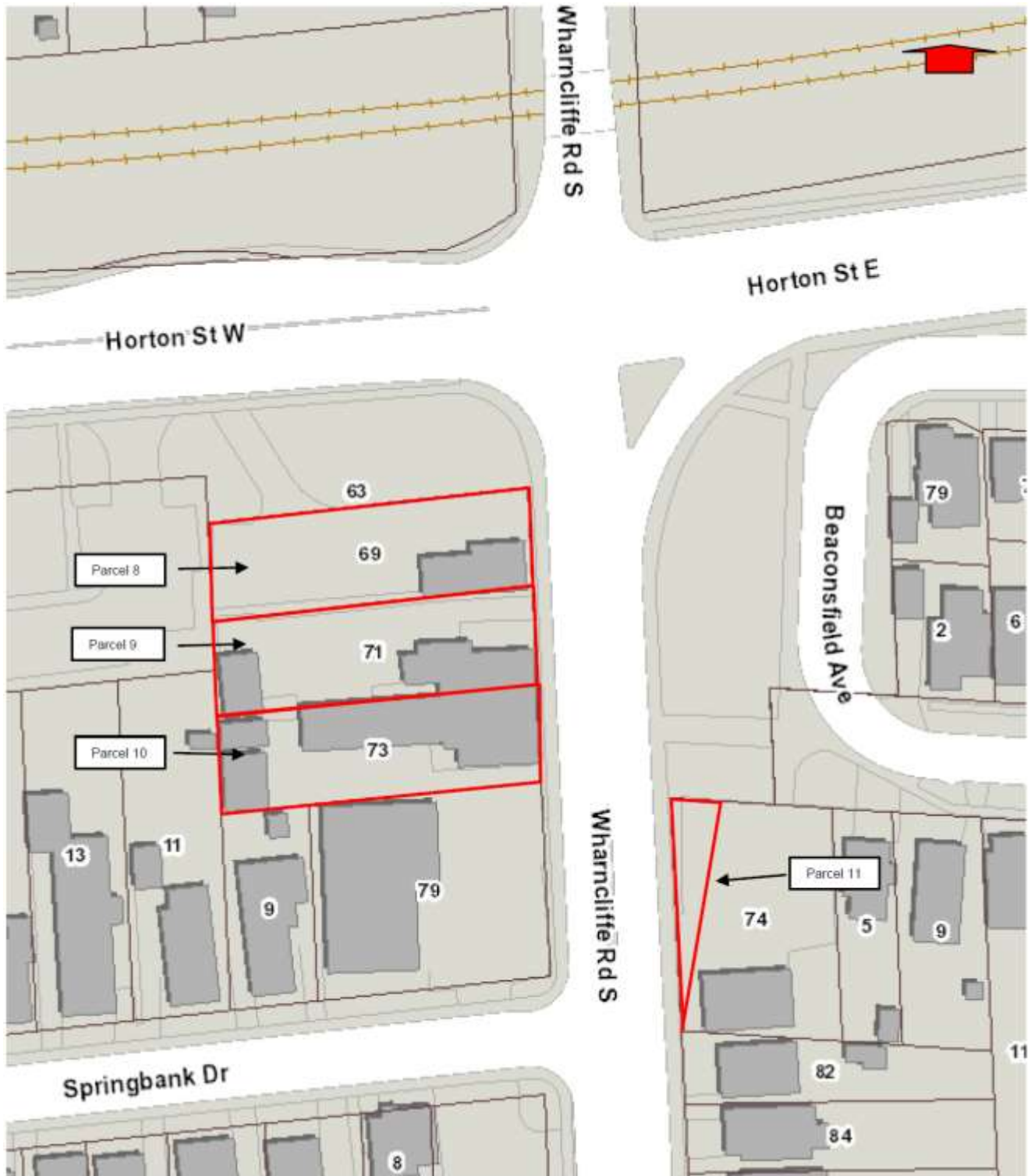
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Location Map (cont'd)
Wharncliffe Road South Road Widening and Improvements Project



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Location Map (cont'd)
Wharncliffe Road South Widening and Improvements Project



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SCHEDULE "A"

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR WHARNCLIFFE ROAD SOUTH ROAD WIDENING AND IMPROVEMENTS PROJECT - BETWEEN BECHER STREET AND SPRINGBANK DRIVE

The following lands are required in fee simple:

- Parcel 4: Part of Lots 18 and 19, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20264 being part of PIN 08323-0046(LT)

- Parcel 5: Part of Lot 18, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20264 being part of PIN 08323-0045(LT)

- Parcel 7: Part of Lots 17 and 18, Registered Plan 427(4th) in the City of London, County of Middlesex being all of PIN 08324-0002(LT)

- Parcel 8: Part of Lot 4 and all of Lot 5, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 1 and 2 on Plan 33R-20265 being all of PIN 08256-0225(LT)

- Parcel 9: Part of Lot 4, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 3 and 4 on Plan 33R-20265 being all of PIN 08256-0224(LT)

- Parcel 10: All of Lot 3, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 5 and 6 on Plan 33R-20265 being all of PIN 08256-0223(LT)

- Parcel 11: Part of Lots 3 and 4, Registered Plan 288(4th) in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20265 being part of PIN 08324-0124(LT)

Parcels 1, 2, 3 and 6 obtained and closed amicable agreements.

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TO:	<p>THE COUNCIL OF THE CORPORATION OF THE CITY OF LONDON</p> <p>AS THE EXPROPRIATING AUTHORITY UNDER THE <i>EXPROPRIATIONS ACT</i></p> <p>MEETING ON JANUARY 28, 2020</p>
FROM:	<p>KELLY SCHERR MANAGING DIRECTOR ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER</p>
SUBJECT:	<p>EXPROPRIATION OF LANDS WHARNCLIFFE ROAD SOUTH WIDENING AND IMPROVEMENTS PROJECT</p>

RECOMMENDATION

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation and on the advice of the Manager of Realty Services, the following actions be taken with respect to the expropriation of land as may be required for the Project known as the Wharncliffe Road South Road Widening and Improvements Project, between Becher Street and Springbank Drive::

- a) the proposed bylaw attached as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on January 28, 2020 by The Corporation of the City of London as Expropriating Authority, with respect to the lands described in Schedule "A" attached hereto (the "Expropriated Lands");
- b) the Civic Administration **BE DIRECTED** to take all necessary steps to prepare a plan or plans showing the Expropriated Lands and to register such plan or plans in the appropriate registry or land titles office, pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, within three (3) months of the Approving Authority granting approval of the said expropriation;
- c) the Mayor and City Clerk **BE AUTHORIZED** to sign on behalf of the Expropriating Authority, the plan or plans as signed by an Ontario Land Surveyor showing the Expropriated Lands; and
- d) the City Clerk **BE AUTHORIZED AND DIRECTED** to execute and serve the notices of expropriation required by the *Expropriations Act, R.S.O. 1990, c. E.26* and such notices of possession that may be required to obtain possession of the Expropriated Lands.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan
- Civic Works Committee - July 22, 2013 – Reprioritization of Growth Management Implementation Strategy (GMIS) Transportation Projects.

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- Civic Works Committee – October 6, 2014 – Environmental Assessment Appointment of Consulting Engineer
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- LACH – January 11, 2017 – Municipal Class Environmental Assessment Study – Wharncliffe Road South from Becher Street to Commissioners Road West
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- The Council of The Corporation of the City of London as The Approving Authority under the Expropriation Act – June 18, 2019

BACKGROUND

The subject properties are required in support of the Wharncliffe Road South EA. More specifically, the properties are required for the road widening in 2020, as shown in the Environmental Study Report. These properties will accommodate the proposed works and improvements along this section of the project.

There are eleven (11) property requirements, five (5) of which are full buyouts, with the balance requiring partial acquisition. Negotiations commenced in the Fall of 2018.

The City has obtained agreements from four (4) property owners (Parcels 1, 2, 3 and 6) and all transactions have been closed.

The Civic Administration will continue negotiations with these property owners in an effort to amicably acquire the balance of properties.

The composition of the ownership interests in this area and more specifically along the corridor is of an adept and sophisticated nature. Many of the owners both own the lands and buildings and a business that is operated from the lands.

The expropriation process has been initiated at the request of the Roads and Transportation Division which is endeavouring to ensure property clearance is achieved in order to support the Tendering Process. As a result, it is necessary to start the appropriate expropriation procedures for the outstanding properties in order for the project to proceed and meet the prescribed timelines. Realty Services will continue to review negotiations with the property owners in an effort to achieve acceptable outcomes to all parties involved.

A Hearing of Necessity was received from one owner and was subsequently withdrawn.

Therefore, it is necessary to continue with the expropriation procedures for these properties in order for the project to proceed.

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Anticipated Construction Timeline

Property requirements to be secured for 2020 construction.

PREPARED BY:	REVIEWED AND CONCURRED BY:
BILL WARNER MANAGER OF REALTY SERVICES	DOUG MACRAE DIRECTOR ROADS AND TRANSPORTATION
RECOMMENDED BY:	
KELLY SCHERR, P.Eng., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER	

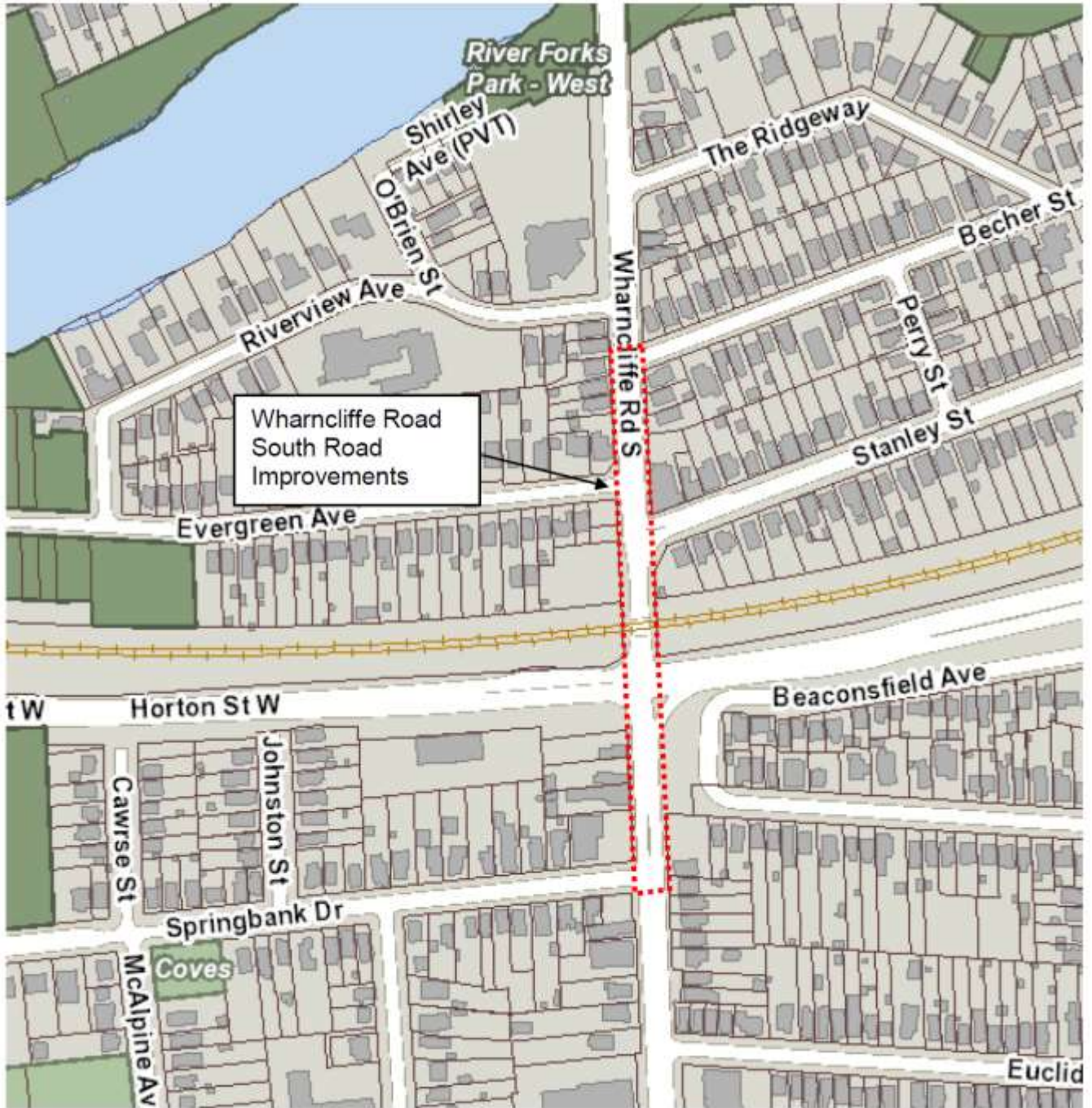
January 20, 2020
Attach.

File No. P-2496

cc: Gary Irwin, Division Manager and Chief Surveyor
Garfield Dales, Division Manager, Roads and Transportation
David G. Munteer, Assistant City Solicitor

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Location Maps



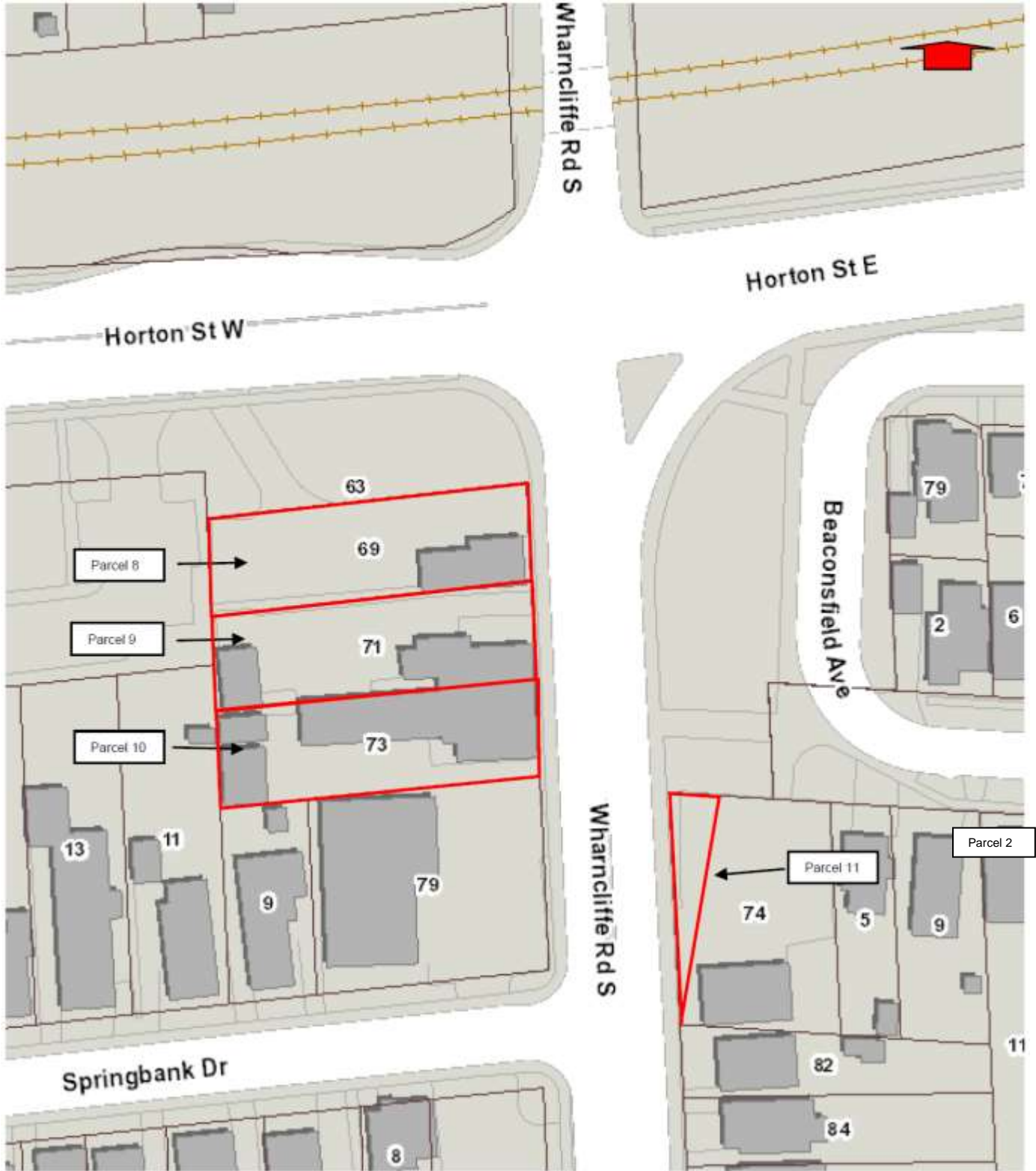
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Location Map (cont'd)
Wharnccliffe Road South Road Widening and Improvements Project



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Location Map (cont'd)
The Expropriated Lands



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SCHEDULE "A"

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR WHARNCLIFFE ROAD SOUTH ROAD WIDENING AND IMPROVEMENTS PROJECT - BETWEEN BECHER STREET AND SPRINGBANK DRIVE

The following lands are required in fee simple:

- Parcel 4: Part of Lots 18 and 19, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20264 being part of PIN 08323-0046(LT)

- Parcel 5: Part of Lot 18, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20264 being part of PIN 08323-0045(LT)

- Parcel 7: Part of Lots 17 and 18, Registered Plan 427(4th) in the City of London, County of Middlesex being all of PIN 08324-0002(LT)

- Parcel 8: Part of Lot 4 and all of Lot 5, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 1 and 2 on Plan 33R-20265 being all of PIN 08256-0225(LT)

- Parcel 9: Part of Lot 4, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 3 and 4 on Plan 33R-20265 being all of PIN 08256-0224(LT)

- Parcel 10: All of Lot 3, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 5 and 6 on Plan 33R-20265 being all of PIN 08256-0223(LT)

- Parcel 11: Part of Lots 3 and 4, Registered Plan 288(4th) in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20265 being part of PIN 08324-0124(LT)

* Parcels 1, 2, 3 and 6 obtained and closed amicable agreements.

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APPENDIX "A"

Bill No.
2020

By-law No. L.S.P.-_____

A By-law to expropriate lands in the City of London, in the County of Middlesex, for the Wharnccliffe Road South Road Widening and Improvements project between Beecher Street and Springbank Drive.

WHEREAS the Municipal Council of The Corporation of the City of London, as Approving Authority, pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, at its meeting held on June 18, 2019, approved the expropriation of the lands and premises hereinafter described in attached Schedule "A" of this by-law:

AND WHEREAS the said Approving Authority has directed that its Certificate of Approval be issued in the prescribed form;

AND WHEREAS The Corporation of the City of London, as Expropriating Authority, at its meeting held on June 18, 2019, accepted the recommendation of Approving Authority;

BE IT THEREFORE ENACTED by the Municipal Council of The Corporation of the City of London, as follows:

1. The lands described in attached Schedule 'A' of this bylaw be, and the same, are hereby expropriated pursuant to the *Expropriations Act, R.S.O. 1990, c. E. 26*, and the *Municipal Act, 2001*, as amended.
2. The appropriate municipal officials are authorized and directed to take all proper and necessary steps and proceedings including the employment of valuers, to settle by arbitration or otherwise, the amount of compensation to be paid in respect of the expropriation of the said lands, providing that the amount of compensation shall not be reached by agreement unless adopted and approved by the Municipal Council of The Corporation of the City of London.
3. The appropriate municipal officials are authorized and directed to prepare a plan or plans, as necessary, showing the lands to be expropriated for registration in the appropriate Registry of Land Titles Office, and the Mayor and the Clerk are authorized and directed to sign the plan of expropriation, all pursuant to the *Expropriations Act*.
4. The appropriate municipal officials are authorized and directed to execute and serve the Notice of Expropriation and the Notice of Possession pursuant to the *Expropriations Act*.
5. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on January , 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – January 28, 2020
Second reading – January 28, 2020
Third reading – January 28, 2020

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Schedule "A"

To By-law L.S.P.-_____

DESCRIPTION OF THE LANDS TO BE EXPROPRIATED

The following lands are required in fee simple:

- Parcel 4: Part of Lots 18 and 19, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20264 being part of PIN 08323-0046(LT)

- Parcel 5: Part of Lot 18, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20264 being part of PIN 08323-0045(LT)

- Parcel 7: Part of Lots 17 and 18, Registered Plan 427(4th) in the City of London, County of Middlesex being all of PIN 08324-0002(LT)

- Parcel 8: Part of Lot 4 and all of Lot 5, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 1 and 2 on Plan 33R-20265 being all of PIN 08256-0225(LT)

- Parcel 9: Part of Lot 4, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 3 and 4 on Plan 33R-20265 being all of PIN 08256-0224(LT)

- Parcel 10: All of Lot 3, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 5 and 6 on Plan 33R-20265 being all of PIN 08256-0223(LT)

- Parcel 11: Part of Lots 3 and 4, Registered Plan 288(4th) in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20265 being part of PIN 08324-0124(LT)

* Parcels 1, 2, 3 and 6 obtained and closed amicable agreements.



January 17, 2020 via email pec@london.ca

Planning and Environment Committee
City of London, City Clerk's Office
300 Dufferin Ave
London ON N6A 4L9

Re: 1300 Fanshawe Park Road Draft Plan of Subdivision File #39T-04512

I am the Lawyer for 700531 Ontario Limited. I am writing with respect to the extension of the above-noted Draft Plan of Subdivision for the development at 1300 Fanshawe Park Road to be considered by the Planning and Environment Committee at its meeting on January 20, 2020.

My Client has been working extensively with Staff to arrive at satisfactory conditions of draft plan approval. There are outstanding issues with respect to conditions 2, 59 and 60. The City's proposed conditions are found at Appendix A to the Report of Nancy Pasato.

Conditions 59 and 60 require my Client to provide road widening dedications on Fanshawe Park Road East and Highbury Avenue North measured 24.0m from centre line at the time of registration of the plan. There is no basis for the City to require these conditions.

This project first received draft plan approval on October 18, 2006. At that time, conditions 29 and 30 required the owner to dedicate sufficient land to widen Fanshawe Park Road East and Highbury Avenue North to 18.0m from the center line of the road allowance. Draft plan approval was extended for a six month period on October 9, 2009.

On April 16, 2010 draft plan approval was extended for a three year period. At that time, conditions 81 and 82 required the Owner to dedicate sufficient land to widen Fanshawe Park Road East and Highbury Avenue North to 18.0m from the centre line of the original road allowance, or consistent with the approved EA, whichever is greater.

The City requested that the Owner comply with conditions 81 and 82 in 2010 in advance of registration of the draft plan. The reason for this request was to facilitate the City's road widening construction contract for the intersection improvements at Highbury Avenue and Fanshawe Park Road. The Owner agreed to this request.

BAROUDI LAW PROFESSIONAL CORPORATION
150 Dufferin Ave, Suite 702
London ON N6A 5N6
Tel: (519)438-3776 Fax: (519)432-6707
analee@baroudilaw.ca

The approved Environmental Assessment reflected an 18.3m right of way from the centre line of Fanshawe Park Road and an 18m right of way from the centerline of Highbury Avenue. These measurements were confirmed in a letter from David Ailles of the City of London on November 23, 2010.

The Transfer for the road widening was registered on June 17, 2011. The agreement also included a payment from the City to the Owner in the amount of \$5,000.00, which was paid in full.

In 2016 the Subdivision Agreement was registered, being ER1066071. Schedule D to that Agreement confirmed that the required road widening is “NIL”.

On February 15, 2017, draft plan approval was extended for another 3 year period, expiring on February 20, 2020. There were no conditions to this draft plan extension related to road widening. This the current draft plan that is in effect.

The Owner is now seeking another extension of draft plan approval. Proposed Conditions 59 and 60 require the Owner to provide an additional road widening dedication on Fanshawe Park Road East and Highbury Avenue North both measured 24.0m from centre line at the time of registration of the plan. The Owner has already dedicated land to the City for this purpose in satisfaction of previous conditions. Furthermore, there is no in-force policy basis for this request. There has been no additional Environmental Assessment completed that would justify this request.

Policy 19.6.3 of the 1989 Official Plan provides as follows:

*“If an applicant has requested an extension to draft plan of subdivision approval the Approval Authority, in considering this request, may apply new conditions or amend existing conditions of draft approval based no new or updated **policies, guidelines and community standards**”*
(emphasis added).

As per the wording of the policy, any new or amended conditions must be based on updated “policies, guidelines and community standards”. The policies of the London plan that are currently under appeal do not qualify as “updated policies”.

It is the City’s position that the Complete Streets Design Manual is both an “updated guideline” and “updated community standard” and can therefore trigger new or amended conditions as per Policy 19.6.3 of the 1989 of the 1989 Official Plan. Even if that is the case, the Complete Streets Design Manual is predicated on the London Plan and specifically the street classifications established by Map 3, which remain under appeal on a city-wide basis. The Manual cannot be

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implemented to the extent that it relies on and seeks to implement aspects of the London Plan that remain under appeal. In relying on the Manual as the basis for conditions 59 and 60, the City is attempting to do indirectly what it cannot do directly.

In short, it is the Owner's position that conditions 59 and 60 should be deleted for the following reasons:

1. The Owner has already provided a significant land dedication for road widening in satisfaction of previous conditions;
2. The most recent extension of draft plan approval did not contain requirements for additional road widenings;
3. There have been no additional Environmental Assessments since 2014 when the width was determined to be 18m for Highbury Ave and 18.3m for Fanshawe Park Road;
4. There have been no updated "policies, guidelines and community standards" that would provide authority for these new conditions under section 19.6.3 of the 1989 Official Plan.

With respect to Condition 2, my Client would like the City to consider extending draft plan approval for a five year timeframe instead of a three year timeframe, given the history in this matter and the fact that the Owner has been accommodating in the past with respect to road dedications.

I can confirm that the remainder of the proposed conditions are satisfactory to the Owner.

Yours Truly,
BAROUDI LAW



Analee J.M. Baroudi

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From: Nancy Lee
Sent: Tuesday, January 21, 2020 12:00 PM
To: PEC <pec@london.ca>
Subject: [EXTERNAL] Barn on Halls Mill Road

Last night, I attended the meeting regarding the fate of the Red Barn on Halls Mill Road.

I found the arguments both for keeping and removing the barn very interesting but one comment caught my attention.

One fellow citizen said the it was just a barn and therefore not worth keeping.

I disagree.

Canada was largely developed by farmers. At one time, they made up most of the population and probably most of us have farmers as our ancestors. Is the work and heritage of these people of so little importance. Do we only want to remember the rich and powerful, who could build bigger more sturdy structures or do we want to honour and celebrate the work and courage of the early settlers to London and Byron in particular.

One option that was not mentioned.

Several presenters mentioned that the barn still appeared to have a viable structure and that the wood is very long lasting.

Could not the Red Hall's Mill Barn be dismantled and moved to a location where it would be preserved and cared for. Two such places could be Storybook Gardens or Fanshawe Village. Maybe there are other places in Byron were it could be located. It would make a lovely Byron museum.

Sincerely
Nancy Lee
A longtime resident of Byron

From: Vincent Lubrano
Sent: Tuesday, January 21, 2020
To: PEC <pec@london.ca>
Subject: [EXTERNAL] 3.5 Public Participation Meeting - Not to be heard before 4:00 PM - Affordable Housing Community Improvement Plan (O-9099)

Good Morning,

I am contacting you today in regards to Affordable Housing CIP that was discussed at the meeting of yesterday.

First, I want to Thank all of you for the opportunity that was afforded to the public in being able to voice our opinions on this and the other matters before the committee. While this may be the norm in London, it is certainly not elsewhere. Nor is it always done with the earnestness and vigor I witnessed yesterday.

I had wanted to speak yesterday but time pressure prevented me from doing so I am sending you this communication with my remarks and am also including a letter I sent to Councillor Turner earlier on this topic after my attendance at the Public Participation Meeting in December.

I am a new resident of London having retired and moved to London in August of 2019. I am currently renting an apartment with my wife, Kristina, at 10 Beechwood Place. I am very much in favor of the Affordable Housing CIP. With over 30% of renters living in housing that is either not affordable and/or suitable, we are very much in a crisis in this area. Even though my wife and I are well set up financially for our retirement, we struggled to find a suitable apartment and the one we did find is at the very top of our affordability. So I fully understand and empathize with those who unlike us are struggling financially.

As the market pressures that are driving the crisis are not going to go anywhere and are most likely going to get worse, we need a program like this. While I understand it is not a silver bullet and may not reach down as far as needed, it is a good start and when utilized with the other programs in the proposed tool kit can be used to good effect.

As you can see from my attached letter, I feel so strongly about this my only wish is that it could be a stronger measure with more robust funding and a mandate that all new developments provide a percentage of affordable units. I say this because while we heard positive comments about the program from the professional organizations representing the developers (at both this meeting and the December one), they also indicated that they do not see that many of their members will take advantage of the program. Based on this it is my opinion that the developers are not going to move on this area until made to do so.

In closing, I hope we can count on your continued support for this program and thank you again for your time.

Warmest Regards,

Vincent Lubrano III

10 Beechwood Place, #610

London, ON N6C 1H7

December 20, 2019

10 Beechwood Place, #610
London, ON N6C 1H7

Councillor Stephen Turner
300 Dufferin Avenue
P.O. Box 5035
London, ON N6A 4L9

Councillor Turner:

I am writing you today to support the Affordable Housing Community Improvement Plan (CIP) Project.

Recently I attended one of the Community Information Meetings about the plan. I was astounded to learn that 30% of my fellow apartment renters are in housing that is either beyond their means or not suitable for their needs. While I do not fall into that category, this is far too many people living on the edge. As rents continue to rise, this problem is going to increase and not go away on its own.

Because the problem is so severe, I am glad to see that the City is being proactive in addressing it with the CIP. I hope you will be supporting it when it comes before Council in January. As a matter of fact, I provided my feedback from the meeting to Travis Macbeth in Planning. I am in support of both the incentive programs outlined in the draft plan, in particular the one aimed at the developers. My only hope would be to make that program more robust even if it takes a statute that would mandate a percentage of affordable units in all new build and rehabilitation projects especially rehab projects that involves use of a city owned property. I say this because my main concern of from my meeting attendance was the sense on the [art of the developers present that while they support the program, there might not be much take up.

I know there are budget considerations at this time but I see this as a worthy program and a Win-Win for all parties.

Thank you for your time.

Sincerely,

Vincent Lubrano III



January 23, 2020 via email pec@london.ca

Mayor and Members of Council
City of London, City Clerk's Office
300 Dufferin Ave
London ON N6A 4L9

Re: 247 Halls Mill Road – Proposed Designation under the *Ontario Heritage Act*

I have recently been retained by the owners of 247 Halls Mill Road to assist them with respect to the City's proposed designation under the *Ontario Heritage Act*. I have reviewed the materials that were before PEC at the public participation meeting on January 20, 2020. I understand PEC is recommending that notice be given under the *Ontario Heritage Act* of Council's intention to designate the property at 247 Halls Mill Road. I have also reviewed the list of reasons for the proposed designation in Appendix E to the report prepared by Mr. Barrett.

I am writing to request that Council defer a decision on proceeding with designation of this property and on the demolition request for a short period of time in order to allow the Owners to meet with staff to discuss the scope of the proposed designation, including the heritage attributes. As set out in the staff report, the barn was the subject of a demolition permit in 2008. There are several layers to this matter, including an Order to Make Safe and an Order to Comply issued by the City that may also be resolved through discussions. This matter is understandably of great importance to my Clients and could have tremendous financial impacts.

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The Owners undertake not to carry out any demolition activities or alterations on the property pending discussions with staff, which should alleviate any concerns on the part of the City regarding the structures on the property. Furthermore, if Council defers this matter, my Clients will withdraw their request to demolish the barn for the time being, in order to remove the concern that the City needs to proceed with designation within 60 days or it will be deemed to consent. In my view, additional discussion with the benefit of representation for the Owners could avoid lengthy and costly appeals.

Thank you for your consideration of this request.

Yours Truly,
BAROUDI LAW



Analee J.M. Baroudi

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From: Tom Okanski

Sent: Wednesday, January 22, 2020 8:53 AM

To: van Holst, Michael <mvanholst@london.ca>; Lewis, Shawn <slewis@london.ca>; Salih, Mo Mohamed <msalih@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Squire, Phil <psquire@london.ca>; Morgan, Josh <joshmorgan@london.ca>; Lehman, Steve <slehman@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Van Meerbergen, Paul <pvanmeerbergen@london.ca>; Turner, Stephen <sturner@london.ca>; Peloza, Elizabeth <epeloza@london.ca>; Kayabaga, Arielle <akayabaga@london.ca>; Hillier, Steven <shillier@london.ca>; City of London, Mayor <mayor@london.ca>

Subject: [EXTERNAL] City Budget

Dear City Council,

As a long time resident of London and a business owner, I find myself compelled to add my comments to the discussions on the next multi-year budget.

As someone who works in the financial sector, I advise that it is good financial practice to put money into an "emergency fund".

Well, the city has declared a climate emergency. It is an emergency because without a drastic change in our emissions, we will see costs rise dramatically for insurance claims from storm damage, more frequent emergency support for extreme weather events; greater precariousness for food production and living conditions around the world.

I do not see a "climate change emergency fund" in the budget for the next 4 years.

I am strongly in favour of moving funding from discretionary spending such as a new city hall, to investing in green infrastructure that would reduce the severity of climate change and help us to reach the targets we have agreed to with the Paris Agreement. Moving budget lines from the accommodation plan and the ribbon project would finance the beginnings of a climate emergency fund that could be used to incent residents to improve the energy efficiency of their homes and facilitate increasing and greening public transit.

Thank you for your consideration in this urgent matter.

Tom Okanski

310 Wolfe St.
London ON
N6B 2C5

Planning and Environment Committee Report

The 3rd Meeting of the Planning and Environment Committee
January 20, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins, A. Kayabaga

ABSENT: S. Turner, Mayor E. Holder

ALSO PRESENT: Councillor M. van Holst; J. Adema, A. Anderson, G. Barrett, G. Dales, M. Greguol, S. King, P. Kokkoros, G. Kotsifas, H. Lysynski, T. Macbeth, B. O'Hagan, B. Page, M. Pease, L. Pompilii, M. Ribera, C. Saunders, S. Tatavarti, M. Tomazincic, M. Vivian, S. Wise and P. Yeoman

The meeting was called to order at 4:01 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Hopkins

Seconded by: A. Kayabaga

That Items 2.1 to 2.9, inclusive, BE APPROVED.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

2.1 2nd Report of the Advisory Committee on the Environment

Moved by: A. Hopkins

Seconded by: A. Kayabaga

That the 2nd Report of the Advisory Committee on the Environment, from its meeting held on December 4, 2019 BE RECEIVED for information.

Motion Passed

2.2 Application - 3493 Colonel Talbot Road (OZ-9049)

Moved by: A. Hopkins

Seconded by: A. Kayabaga

That, on the recommendation of the Director, Development Services, in response to the letter of appeal to the Local Planning Appeal Tribunal, received on October 16, 2019, submitted by Glen Dietz, relating to the Official Plan and Zoning By-law Amendment (OZ-9049) with respect to the application by 2219008 Ontario Ltd, relating to the property located at 3493 Colonel Talbot Road, the Local Planning Appeal Tribunal BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2020-D14)

Motion Passed

2.3 Application - 1820 Canvas Way (H-9146)

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

That, on the recommendation of the Director, Development Services, based on the application by 2584857 Ontario Inc., relating to the property located at 1820 Canvas Way, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 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 Holding Residential R5/R6 Special Provision (h*R5-3(14)/R6-5(21)) Zone TO a Residential R5/R6 Special Provision (R5-3(14)/R6-5(21)) Zone. (2020-D14)

Motion Passed

2.4 Application - 1300 Fanshawe Park Road East 39T-04512

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

That, on the recommendation of the Director, Development Services, based on the application by 700531 Ontario Limited, relating to the property located at 1300 Fanshawe Park Road East, 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 700531 Ontario Limited, prepared by AGM Ltd., certified by Bruce S. Baker, Ontario Land Surveyor (Plan No. 9-L-4901, dated August 30, 2016), as redlined amended, which shows one (1) commercial block, two (2) high density residential blocks, one (1) medium density residential block, two (2) road widening blocks, and two (2) 0.3 m reserves, all served by one (1) new secondary collector road/neighbourhood connector (Blackwell Boulevard) SUBJECT TO the revised conditions contained in Schedule "A" appended to the staff report dated January 20, 2020. (2020-D09)

Motion Passed

2.5 Application - Victoria on the River Phase 5 - 2671 to 2695 Kettering Place - Removal of Holding Provision (H-9164)

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

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to the lands located at 2671 to 2695 Kettering Place, legally described as Lots 1 to 5 Plan 33M-773, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 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 Holding Residential R1 (h•R1-3) Zone TO a Residential R1 (R1-3) Zone to remove the h holding provision. (2020-D14)

Motion Passed

2.6 Application - 3900 Scotland Drive, 3777 Westminster Drive and 5110 White Oak Road (H-9113)

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

That, on the recommendation of the Director, Development Services, based on the application by Orange Rock Developments, relating to the properties located at 3900 Scotland Drive, 3777 Westminster Drive, and 5110 White Oak Road, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Resource Extraction (h-226*EX1) Zone TO a Resource Extraction (EX1) Zone. (2020-D14)

Motion Passed

2.7 Application - 2675 Asima Drive and 3316 Strawberry Walk (P-9150)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rockwood Homes, to exempt Blocks 52 and 54, Plan 33M-699 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at a future Council meeting, to exempt Blocks 52 and 54, Plan 33M-699 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-5(2)) which permits street townhouse dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Blocks 52 and 54, Plan 33M-699 as noted in clause a) above:
 - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
 - ii) the applicant submit a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - iii) the applicant submits to Development Services a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
 - v) the applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
 - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

- vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- viii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from Development Services of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to Development Services confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Chief Building Official for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title; and
- xiii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question. (2020-D14)

Motion Passed

2.8 Application - 3080 Bostwick Road - Site 5 (H-9046)

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

That, on the recommendation of the Director, Development Services, based on the application by 731675 Ontario Ltd (York Developments), relating to the property located at 3080 Bostwick Road – Site 5, the proposed by-law appended to the staff report dated January 20, 2020 BE INTRODUCED at the Municipal Council meeting to held on January 28, 2020 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h*h-213*h-220*h-221*h-222*R9-7/CC4(5)/RO2(32)*B-57*H40) Zone TO a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone. (2020-D09)

Motion Passed

2.9 Building Division Monthly Report for November 2019

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

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

Motion Passed

3. Scheduled Items

3.1 Delegation - D. Dudek, Chair of London Advisory Committee on Heritage - 2nd Report of the London Advisory Committee on Heritage

Moved by: A. Hopkins

Seconded by: A. Kayabaga

That, the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on January 8, 2020:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road:

i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, C.O. 18*, of Municipal Council's intention to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the revised Appendix E of the staff report dated January 8, 2020; and,

ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the above-noted Appendix E, BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period; it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 2nd Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;

b) a Working Group BE CREATED to review the Notice of Planning Application, dated December 18, 2019, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North and the Heritage Impact Assessment, dated November 2019, from AECOM, with respect to the properties located at 435-451 Ridout Street North, and report back to the London Advisory Committee on Heritage at a future meeting;

c) S. Wise, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the properties located at 719-737 Dundas Street, dated September 20, 2019, from Stantec, as it relates to the Notice of Planning Application, dated December 11, 2019, from S. Wise, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and other properties; it being noted that the above-noted Notice of Planning Application and HIA were received;

d) the attached 2020 Work Plan for the London Advisory Committee on Heritage BE APPROVED; and,

e) clauses 1.1, 2.1, 3.1, 3.2, 5.1 and 5.5 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from D. Dudek, Chair, LACH, with respect to these matters.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.2 Application - 332 Central Avenue and 601 Waterloo Street (O-9120 and Z-9121)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Mr. Tao Tran and The Corporation of the City of London, relating to the properties located at 332 Central Avenue and 601 Waterloo Street:

- a) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend the (1989) Official Plan by ADDING a policy to section 10.1.3. – Policies for Specific Areas; and,
- b) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone TO a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(_)) 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 PPS, 2014
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type;
- the recommended 1989 Official Plan amendment will provide policies to enable the adaptive re-use of the existing building for uses that are consistent with The London Plan and conform to the relevant review criteria for the Near-Campus Neighbourhoods and the Woodfield Neighbourhood; and,
- the recommended amendment is consistent with the West Woodfield Heritage Conservation District. (2020-D14)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.3 Demolition Request for Heritage Listed Property at 247 Halls Mill Road

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

That, the following actions be taken with respect to the demolition request for the property located at 247 Halls Mill Road, which is included on the City of London's Register of Cultural Heritage Resources:

- a) notice BE GIVEN in accordance with section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, C.O. 18*, of the Municipal Council's intention to designate the property located at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in Appendix E appended to the staff report, dated January 20, 2020;
- b) subject to the receipt of no appeals with respect to a) above, the Civic Administration BE DIRECTED to prepare a by-law for introduction at a future meeting of the Municipal Council to designate the property located at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons noted in a) above;
- c) the Civic Administration BE DIRECTED to evaluate properties located in Halls Mill for possible designation under Part IV of the *Ontario Heritage Act, R.S.O. 1990, C.O. 18*; and,
- d) the Civic Administration BE DIRECTED to undertake an evaluation of barns located throughout the city for possible designation under Part IV of the *Ontario Heritage Act, R.S.O. 1990, C.O. 18*;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication from J. and O. Santin, 217 Halls Mills Road;
- a communication from A. Park;
- a communication L. and C. Morrison, 21-1443 Commissioners Road West;
- a communication from D. Park;
- a communication dated January 15, 2020 from J. Grainger, President, Architectural Conservancy of Ontario – London Branch;
- a communication from T. and S. Long, 133 Brisbin Street;
- a communication dated January 14, 2020 from E. Washburn, 16 –

1331 Commissioners Road;

- a communication from J. Edwards;
- a communication from L. Black, 327 Stephen Street; and,
- a communication from P. Leeson, 33 – 1443 Commissioners Road West;

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. (2020-R01)

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

Moved by: A. Kayabaga

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Moved by: A. Kayabaga

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.4 Application 435 Callaway Road (Formerly 365 Callaway Road) 39CD-19515

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Wastell Homes, relating to the property located at 435 Callaway Road (formerly 365 Callaway Road):

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium by Wastell Homes, relating to the property located at 435 Callaway Road (formerly 365 Callaway Road);

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval by Wastell Homes, relating to the property located at 435 Callaway Road (formerly 365 Callaway Road);

it being pointed out that at the public participation meeting associated with these matters, the individual indicated on the attached public participation

meeting record made an oral submission regarding these matters. (2020-D09)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

3.5 Affordable Housing Community Improvement Plan (O-9099)

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

That, on the recommendation of the Manager, Long Range Planning and Sustainability, the following actions be taken with respect to the application by the City of London relating to a Community Improvement Plan (CIP) for Affordable Housing:

- a) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to designate lands within the City of London as the Affordable Housing Community Improvement Project Area pursuant to Section 28 of the *Planning Act* and as provided for under the Our Tools part of The London Plan;
- b) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to amend Map 8 (Community Improvement Project Areas) in Appendix 1 (Maps) of The London Plan to ADD the Affordable Housing Community Improvement Project Area (as designated in part a) above);
- c) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to adopt the Affordable Housing Community Improvement Plan to outline objectives, programs, and monitoring of community improvement related to the development of new affordable housing units in the Affordable Housing Community Improvement Project Area (as designated in part a) above);

d) the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on January 28, 2020, to adopt a by-law to establish financial incentive programs for the Affordable Housing Community Improvement Project Area (as designated in part a) above);

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

it being further noted that, subject to evaluation and funding through the 2020-2023 Multi-Year Budget, incentive programs introduced under the Affordable Housing Community Improvement Plan will come into effect the day after the multi-year budget is passed by Municipal Council;

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

it being further pointed out that the Planning and Environment Committee reviewed and received a communication from C. Butler with respect to this matter;

it being also 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; and,
- the recommended amendment is consistent with the definition of Community Improvement in the *Planning Act*. (2020-S11)

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

Yeas: (4): M. Cassidy, J. Helmer, A. Hopkins, and A. Kayabaga
Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

4. Items for Direction

4.1 Application - 536 and 542 Windermere Road

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2492222 Ontario Inc., relating to the property located at 536 and 542 Windermere Road:

a) pursuant to section 13.3 of the Council Procedure By-law, part c) of the resolution of the Municipal Council from the meeting held on April 23, 2019 relating to Item 3.8 of the 7th Report of the Planning and Environment Committee having to do with the property located at 536 and 542 Windermere Road BE RECONSIDERED; it being noted that part c) reads as follows:

“c) the trees on the westerly and northerly boundary BE PROTECTED AND BE PRESERVED with the exception of invasive species or trees that are in poor condition;”

b) subject to the approval of a) above, the Civic Administration BE AUTHORIZED to consider implementing a vegetated buffer on the westerly and northerly boundary as a result of either retaining existing trees, or new plantings, or the combination of the two, in accordance with a landscape plan to be considered through the Site Plan Approval process;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated December 13, 2019, from M. Campbell, Zelinka Priamo Ltd.; and,
- a communication dated January 16, 2020, from T. Mara. (2020-D14)

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

4.2 Councillor M. van Holst - Request for Park Dedication By-law Amendment

Moved by: J. Helmer

Seconded by: A. Kayabaga

That the communication dated January 12, 2020, from Councillor M. van Holst with respect to a request to amend the Parkland Conveyance and Levy By-law, CP-9, BE RECEIVED for information. (2020-P01)

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

Absent: (2): S. Turner, and E. Holder

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 6:26 PM.

**LONDON ADVISORY COMMITTEE ON HERITAGE
2020 WORK PLAN
(Jan 8, 2020)**

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
1.	<p>-Recurring items as required by the Ontario Heritage Act (consider and advise the PEC (Planning and Environment Committee) and Municipal Council on matters related to HAPs (Heritage Alteration Permits), HIS (Heritage Impact Statement) reviews, HCD (Heritage Conservation District) designations, individual heritage designations, (etc.);</p> <p>-Research and advise the PEC and Municipal Council regarding recommendations for additions to the Register (Inventory of Heritage Resources);</p> <p>-Prioritize and advise the PEC and Municipal Council on top recommendations for heritage designation (final number to be determined by available time – taken from the Register and elsewhere as appropriate);</p> <p>-Consider and advise the PEC on ad hoc recommendations from citizens in regard to individual and Heritage Conservation District designations and listings to the Register (refer to Stewardship for advice);</p> <p>-Perform all other functions as indicated in the LACH Terms of Reference.</p>	<ul style="list-style-type: none"> Section 28 of the Ontario Heritage Act mandates that the City shall establish a municipal heritage committee. Further, Council shall consult with that committee in accordance with the Ontario Heritage Act; Please see the <u>London Advisory Committee on Heritage: Terms of Reference</u> for further details; The LACH supports the research and evaluation activities of the LACH Stewardship Subcommittee, Policy and Planning Subcommittee, Education Subcommittee, Archaeological Subcommittee, and all other LACH Subcommittees which may serve from time to time. 	LACH (main) and subcommittees	As required	None	Strengthening our Community; Building a Sustainable City; Growing our Economy	Ongoing
2.	Ontario Heritage Act enforcement.	<ul style="list-style-type: none"> The LACH will assist in identifying properties that have not obtained necessary approvals, and refer these matters to civic administration. The LACH will assist in monitoring alterations to HCD and heritage designated properties and report deficiencies to civic administration. 	LACH (main)	Ongoing	None	Strengthening our Community; Building a Sustainable City	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
3.	Property insurance updates.	<ul style="list-style-type: none"> The LACH will monitor, assist and advise on matters pertaining to the securing of property insurance for heritage designated properties in the City of London. 	Policy and Planning Sub-Committee	Ongoing.	None	Strengthening our Community; Building a Sustainable City	With Policy and Planning Sub-Committee
4.	New and ongoing heritage matters.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is aware of emerging and ongoing heritage matters in the City of London. The LACH will monitor and report to City staff and PEC on new and ongoing cultural heritage matters where appropriate. (ex. Bill 108, Ontario Cultural Strategy, Community Economic Roadmap, etc.). 	Planning and Policy Subcommittee; LACH (main)	As required	None	Strengthening our Community; Building a Sustainable City	As required
5.	The Mayor's New Year Honour List recommendation.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to Council on the heritage addition to the "Mayor's New Year Honour List". The LACH will continue to serve this function as requested to do so by Council. 	Ad hoc committee of the LACH	Q4 2020	None	Strengthening our Community	Annually
6.	Provide advice to the London Community Foundation on heritage grant distribution.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to the London Community Foundation on heritage grant distribution: "The London Endowment for Heritage". The LACH will continue to serve this function as requested to do so by the Foundation. 	Ad hoc committee of the LACH	Q2 2020	None	Strengthening our Community; Building a Sustainable City	Annually
7.	Conference attendance.	<ul style="list-style-type: none"> For a number of years, members of the LACH have attended the Ontario Heritage Conference when available. This conference provides an opportunity for LACH members to meet with other heritage committee members and heritage planning professionals, and to learn about current and ongoing heritage matters in the Province of Ontario (and beyond). Up to four (4) members of the LACH will attend the Ontario Heritage Conference. 	LACH (main)	May 28-30, 2020	\$2000	Strengthening our Community	Annually

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
8.	Public awareness and education (& possible heritage fair/ day/ symposium).	<ul style="list-style-type: none"> The LACH initiates, assists and/or advises on education and outreach programs to inform the citizens of London on heritage matters. This year, the LACH will also consider contributing to the organization of a city wide heritage fair/ day/ symposium (to provide information and outreach including – HAP process, professional advice on repairs and maintenance, current research on heritage matters, insurance advice, real estate matters, and a general exchange of ideas (etc.)). The LACH will coordinate with the efforts of the Historic Sites Committee of the London Public Library. 	Education subcommittee	Ongoing	None	Strengthening our Community	Annually
9.	Public awareness and education collaboration with the London Heritage Council.	<ul style="list-style-type: none"> The LACH will be supported by the London Heritage Council in its role to promote public awareness of and education on the community’s cultural heritage resources. Collaborative initiatives may include LACH-related news updates in the LHC newsletter, LACH involvement in LHC programming and events (i.e. Heritage Fair), outreach support, and/or school-related programming as part of Citizen Culture: Culture-Infused LEARNING (LHC and London Arts Council). 	LACH (main) and Education subcommittee in collaboration with the London Heritage Council	Ongoing	None	Strengthening our Community	Annually
10.	LACH member education/ development.	<ul style="list-style-type: none"> Where possible, the LACH will arrange an information session for LACH members to learn more about the Ontario Heritage Act, and the mandate and function of Heritage Advisory Committees. The LACH will also explore ongoing educational opportunities for LACH members (such as walking tours, meetings with heritage experts/ professionals, meetings with community leaders, etc.). 	LACH (main)	Ongoing	None	Strengthening our Community	Ongoing
11.	City of London Archives.	<ul style="list-style-type: none"> The LACH will continue to discuss and advise on possible locations (and contents) for a City of London Archives. 	LACH (main)	Ongoing	None	Strengthening our Community	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
12.	LACH subcommittee member outreach.	<ul style="list-style-type: none"> The LACH will continue to reach out to heritage and planning professionals/ experts to serve on LACH subcommittees (and advise the LACH on certain matters). 	LACH (main)	Ongoing	None	Strengthening our Community; Building a Sustainable City	Ongoing
13.	Heritage signage and plaque placement/funding.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is generally aware of potential locations for heritage signage and plaques. The LACH will consult with City Staff and heritage groups in regard to the occasional placement of heritage signage and/or plaques (and assist with funding where deemed appropriate by the committee). These efforts will be considered in the context of the City of London Heritage Interpretative Signage Policy. 	Education subcommittee	Ongoing	\$6000	Strengthening our Community	Ongoing
14.	Work Plan review.	<ul style="list-style-type: none"> The LACH will review items on this Work Plan on an as-needed basis, and will thoroughly review this Work Plan at least once annually. 	LACH (main)	Annually	None	Strengthening our Community; Building a Sustainable City	Ongoing
15.	Transit Projects	<ul style="list-style-type: none"> The LACH will participate in heritage related matters associated with Transit Projects, primarily the Wellington Gateway and East London Link, identifying where further work is or is not required for cultural heritage resources. 	LACH (main) and Stewardship subcommittee	Ongoing	None	Strengthening our Community; Building a Sustainable City	Ongoing
					\$8000		

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 332 Central Avenue and 601 Waterloo Street (O-9120 and Z-9121)

- Katelyn Crowley, Zelinka Priamo Ltd., on behalf of the owner: I would just like to thank Melanie Vivian for her work on this file and we are in agreement with the staff recommendation and the staff report and are here to answer any questions.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Demolition Request for Heritage Listed Property at 247 Halls Mill Road

- Councillor Hopkins: Thank you and thank you for the presentation. I do have a quick technical question. We're here to do tonight to give notice of intent to designate if that's what the Committee chooses to do. I understand that there is a Order to Make Safe on the property right now and I wonder if staff can comment on what is an Order to Make Safe mean and then what happens depending on what we do here today/tonight with the Order to Make Safe.
- Councillor Cassidy: Mr. Kokkoros, is that you?
- Mr. P. Kokkoros, Deputy Chief Building Official: Thank you Madam Chair and through you that is indeed correct. Our, our Department issued an Unsafe Building - Order To Make Safe on December 13, 2019 and basically the remedial action that was required was either to repair and rebuild the roof and walls to support the roof in compliance with the 2012 Ontario Building Code, excuse me, or demolish the building in its entirety and to answer the Councillor's question, what happens if the Order is not complied with, the *Building Code Act* is very clear that in that case the Chief Building Official may order prohibit use or occupancy of the structure, of the building, and also make cause the building to be renovated, repaired, I'm just reading verbatim out of the *Building Code Act*, repaired or demolished to remove the unsafe condition or take such other action as he or she considers necessary for the protection of the public.
- Councillor Hopkins: Thank you for that and so when with that come about, if I know we're in the process right now to designate but what are the, what's the time frame around the Order to Make Safe.
- Mr. P. Kokkoros, Deputy Chief Building Official: Thank you and once again through you Madam Chair the actual Order has a compliance date of January 9, 2020 but seeing that we have been in communication with the owner and obviously pending the outcome of tonight's PEC meeting and essentially Council's decision whether to designate or not, we would proceed accordingly with any action after following that.
- Councillor Cassidy: Any other technical questions? No, I'm not seeing any so I will go to the public. If you would like to comment on this item or ask questions. Any questions staff will take note of them and at the end of the public portion of the meeting staff will respond to any questions that have been raised throughout the public portion so if you have a comment or question come to the mic, state your name, if you're comfortable state your address and you have five minutes. Go ahead.
- Jennifer Granger, I live at 956 Colborne Street. I am President of ACO London and as per the letter that we sent in we would like to offer our support for the recommendation of the City's Planning Department and LACH that the property at 247 Halls Mill Road be designated under part 4 of the *Ontario Heritage Act* and that the demolition request of the property owner be denied. Furthermore, we suggest that the City require the property owner to repair the barn to its pre-September 2019 condition as soon as possible, establish a firm deadline for the completion of the repair work and take whatever action is permitted by law for the City to implement the required repairs at the property owners expense and if the property owner fails to do so by the, the established deadline to make sure that this is done at his expense. I would also just like to address the Make Safe Order. As a general rule Orders to Make Safe a heritage designated or heritage related, heritage listed structure, should not include the option to demolish because that gives the property owner, who was demolishing by neglect, the exact outcome that he's seeking. Thank you.

- Councillor Cassidy: Thank you. Any other public comments? We have four microphones, two at the top and two on the bottom. Just make your way to a mic, state your name, if you're comfortable your address and you will have five minutes.

- Madam Chair and Committee my name is Debbie Park and I live at 1288 Halls Mill Place. Excuse me. I had written up a large paper to present today and left it sitting at home so I'm just going to try and cover a few of the things that I thought were most important. The barn itself is extremely, it's a magnificent piece of architecture, it's very important. In the book London Street Names, I just would like to point out on page, put my glasses on here, page 52, that they have an illustration of the barn and this is representing the reason why Halls Mill was well known and how it came about to be called Halls Mill and interestingly enough, they use the structure of the barn to represent this significant historical area. In the letter that was put in The London Free Press discussing the designation, the historical designation of I think it was 12 different neighborhoods in the City of London they used, again, 247 as their wonderful example of historical properties that should be designated. In this, the quote from the City is the report prepared by City Staff sums up the potential opportunity for new heritage areas. Cultural heritage is an important community resource, it's a source of knowledge and memory, it contributes to the quality of life of a community, it is a collective legacy. This is our collective legacy, what is going on on Halls Mill and the barn is the centerpiece of that. You see it when you drive into Byron, it is at the very top of the hill so it's the one thing out of all the homes that you do see. Being an owner of historical property myself I understand the problems in it and the expense in maintaining historical properties. I would like to ask that perhaps the City go over there rules about maybe, I know it was a provincial thing happened a few years ago, but granting tax incentives, grants, incentives to help people maintain their property and perhaps we won't have quite as many purposeful neglect of historic properties. Also, if there's a way to follow up when the neighbors do mention that there's a problem with one of the historical properties that there's a system set that they will follow up on the request and not leaving it up to neighbours which is kind of an awkward position for us to be in to report on the damages being done to historical buildings. The wood is there, the main structure on the first floor is there, I would like to see the building rebuilt. Thank you very much.

- Councillor Cassidy: Thank you. Are there any other members of the public that would like to speak to this? Make your way to the microphone ma'am you will have 5 minutes.

- I'm Nancy Tausky, I live at 288 St. James Street and I'm here in two capacities, one as a member of the Executive of the Regional Branch of the Architectural of Architectural Conservancy of Ontario. I want to reinforce the letter that is on your agenda from our President Jennifer Granger and I want to support, like she does, the recommendation put forward by LACH and also the other recommendations that she notes there. I also want to speak briefly on my own, in my own capacity. As you know from the Heritage Planners report, I included this building in a book that I published back in the 1990's about London buildings. I accepted the contract from Broadview Press to do a second book on London buildings because my first book had, concerned only the buildings by a particular architectural firm and there were others I wanted to write about but it turned out that I didn't have a very broad palette from which I was able to choose the buildings in the second book. I was supposed to only include sixty entries. I managed to eke it up to sixty-six but I had to fight for every last one so any building that is in that book was there because I felt strongly about it. As an experienced Building Analyst I had several convictions about when I wanted the buildings in that book to represent, I didn't want it to be a survey of the sixty or sixty-six homes of London's richest citizens or it's most important institutional buildings, I wanted it to include institutional buildings, homes of the wealthy, buildings that were utilitarian and buildings that were decorative. I wanted it to include things that were important for the poor as well as the rich and when I begin to look at all of those criteria sixty six buildings wasn't very many. I also felt very strongly, as I still do, that the buildings that represent the history of a small community which later gotten absolved or eaten up into

London, that those buildings are especially important as representing that small community and here the barn/coach house that was built by one of the most important mill owners in what was originally Halls Mills certainly meets that criteria so I urge you strongly to support its retention. Thank you.

- Councillor Cassidy: Thank you Ms. Tausky. Anybody else like to speak to this? Any other members of the public? Yep. Come ahead. Come to the microphone.

- Going back to Ms. Park, if you want to, I don't see here, there she is, email your remarks you can email them to PEC@London.ca and the Clerk will ensure that those get sent to all the members of Council. Thank you. Go ahead sir, if you state your name and if you are comfortable, your address and you'll have five minutes.

- My name is John McLeod, my wife and I are the owners of 247 Halls Mill. Ok, I'm a little confused why I'm even here because I thought this issue was over in 2008. I saw up on the screen here where it was mentioned, it said it was subject to a demolition application which I find a little misleading. I think it should have said that there was a demolition permit issued. I have a letter from the Planning Committee and from Don Menard who was the Heritage Commissioner in 2008, he states the inventory listing does not distinguish what structure or structures on this site are of heritage interest or value. There is a lot of discussion about this in meeting that I went to in 2008 because it wasn't clear which building, the accessory building or the house. The recommendation was is given the difficulty of retaining a deteriorating structure which is of no value to the applicant and the opportunity to designate the residential home and this is what came out of that, this agreement was that we would designate the home and it said it is recommended that the demolition application for the removal of the coach house, be approved. Now that's a letter from the Planning Committee yeah and from Don Menard. Like I said, I'm a little bit confused about why I am even here speaking to this and I guess I have a question for the Heritage Planner and that question is do you intend to renege on what you've already agreed to. Thank you.

- Councillor Cassidy: Thank you, sir, and at the end of the public participation meeting we'll get, we'll get those answers. Is there any other member of the public who would like to speak to this item? Any other public comments or questions? Come to the microphone, sir, state your name, your address if you're comfortable.

- My name is Robert Dore, I live at 78 Blackthorne Crescent: I am also a business owner in Blackfriars and I certainly appreciate heritage in our city and I support keeping heritage buildings in our city but when it was brought forward before that we should understand context I think that we need to understand the context that this is a barn and also that is a home for many rodents and it has deteriorated for many, many, many years and it's quite easy for other members of the public or for Council to suggest restoring the barn to the grandeur of many years ago but I would second the motion if you want to enforce that type of law to, to have it restored then I think you need to provide the funding to do that. When the barn and the property was purchased years ago it was already in a very bad deteriorating state. There was no heritage designation on it at that point and to fast forward to 2020 and to say it must now have a designation, it must now be restored, you know I just, I just think that that's easy to say but if the City wants to have heritage properties then they need to kind of put the money where the mouth is and they need to provide some kind of funding that for that. Once again I'm a heritage advocate, I love heritage buildings but this is not a residence that someone was living in, this is a barn that rodents we're living in and just, we need to understand that context and that's my input this evening.

- Councillor Cassidy: Thank you, sir. Any other members of the public who would like to speak come to the microphone, state your name, go ahead.

- Thanks. My name is Stephanie Radu and I reside at 592 Pall Mall Street. I live nowhere near Byron but as our previous speaker said I too am an advocate for heritage in the city. I would say, I would just encourage for us all to think about the precedent that a building like this can set so as to say, you know, these examples, singular examples, it's hard to just think of them as one time incidences or individual architectural pieces because the way that we treat them really dictates future treatments of our heritage sites and current understandings of how our Councillors, how our citizens and how our city overall treats heritage and values heritage so I just wanted to put my voice in there, too, in support of the recommendations set forth by the Architectural Conservancy of Ontario and LACH and to say that I think it's very important that individual examples of heritage structures like this and our treatment of them are understood as we've been talking about a little bit with regards to context within the broader context of how the city treats their heritage structures and discourages benign neglect.

- Councillor Cassidy. Thank you very much. Anybody else? I have 4 microphones.

- Hi, my name is Brent McLeod: Here I've ever a lot of talk about a lot of feelings and the thing with feelings is they don't mean anything, facts mean everything and the facts are in 2008 a demolition permit was approved and it was approved on the basis that the structure was unsound, okay and in the twelve years that have passed the structure certainly has not improved, in fact, has got much, much worse. That's an important fact to consider. Let me think here. The other thing, too, this gentlemen here mentioned too about it being a house for rodents and racoons and mice and skunks and you name it is in there, it's also now an eyesore, okay. It's fallen in on itself and is it, it is now of zero used to the owner whatsoever and not a, not a penny will be going into it and I don't see where it go from there. So that's it. Thank you.

- Councillor Cassidy: Thank you, sir. Any other members of the public? Come to the microphone sir.

- My name is Milyn Hall: I tried to save 211 Halls Mill Road which is at the bottom of the "T" block in the village of Westminster, which was really, I mean if you didn't save that building, it was the Commission Magistrates building, it was the principal property of the Sirinias Hall Enterprise from 1833 on and it was the distillery house as well. I mean, what city tears down their distillery house. I spent over three thousand hours trying to save that building, I did about eight hundred hours before the first draft went to the LACH, they didn't do a thing with it and George Goodlet, the chair, basically was going to submit the draft, they hadn't worked on it at all so, as far as I'm concerned, the most important thing about 211 or any of the Halls Mill properties is that your recognize the top of the street where the Mill Creek flowed that ran the mill and that should be designated because it's the first property that the City bought in relationship to the pump house and changing the water borne illness that plagued this city for thirty years even though we had a railway and we had a, a termination highway from the lake head at Lake Erie, we had Dundas Street terminating at, and we had the rail way. I mean these sort of things make a city bloom, it wasn't until the Springbank water changed everything in 1878 and then the city exploded. Some things about Halls Mill are, are very important but the importance is gone. What you need to do is we need to build cairns and we need to describe what the stream fed system meant to the first pioneers and the industrialists as well as what the riverfront in 1833 operation added to that system sustaining the garrison. That's your context. If you don't go with that it's just a bunch of buildings on an old street that are aging. I would say that the block busting thing happened seventeen years ago and that's what you're fighting right now and I, I think that whoever jacked the hole through 211 Halls Mill Road and then the City who had their people stabilize the building let it go into a dilapidated state because they didn't make it waterproof. So, you know, I've pretty much spent a lot of time trying to do the right thing to get some steam orientation to, to change the Ontario Curriculum Development program concerning what the Canada West movement actually meant

here outside of the city limits of London at one time and so I'll close by saying I think we need a cairn at the bottom of the street where 211 Halls Mill Road describing what happened there and I think we need a cairn at the top preserving that last piece of glacial typography and land untouched. It's, it's one of the most important things is to preserve the "T" block and at least demark it. Thank you.

- Councillor Cassidy: Thank you very much Mr. Hall. Anybody else? Make your way to the microphone carefully and then you'll have your five minutes.

- Hi my name's Joe Santin: This won't take five minutes. I guess I have to start with a question first. Unless I misread it, was not the demolition permit revoked a year later? That's a question that I thought I understood but maybe I didn't and I guess secondly, long time just down the road from this property lived there. I was never inside I admit that but it seemed to be standing structurally reasonable until a deliberate act to start pulling it apart happened and then after an Order to Stop you continue. You grant this demolition, he gets what he wants, he's going to apply for severance so that he can sell land that was the whole plan when he did it way back when and having said that, I like analogies, what Eldon House is to Downtown London is what this place is, actually the whole street, is to Byron. Really think about that because if you let him take it down the application for severances will be in in no time. Thank you.

- Councillor Cassidy: Okay and I just want to remind people to not make assumptions on what anybody's motives are or anything we're just here to talk about this application for a demolition permit. Is there anybody else who would like to speak to this? One more time, any other member of the public who would like to speak to this issue? And I'm not seeing any.

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 435 Callaway Road (Formerly 365 Callaway Road) 39CD-19515

- Jay McGuffin, Monteith Brown Planning Consultants: We have gone through the Planning report and are supportive of the recommendations of the Planning Department and, again, we are here on behalf of both the former owner and the new owner so that would have been Corlon Properties Inc. and now Wastell Homes. Thank you.

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – Affordable Housing Community Improvement Plan (O-9099)

- Councillor Helmer: Thank you. So as somebody suggested, using the average market rent for the zones, something like that, I'm interested in that as an idea. Have you taken a look to see how that maps onto the reality of what is the sort of affordable housing situation in those zones? One of the concerns I have is that it's probably a very convenient thing to use because it's measured and we don't have to like recreate it, we don't have to create a new geography and that makes a lot of sense for those reasons. But if you, for example, you had a very small portion of a big area where the average rent was quite high, but in this one corner you know there's a really serious affordability problem and it's just kind of being lost in the average, and that would be a very unfortunate kind of 'drawing of the line'. So I just want to check to see whether we looked at that to see if there's anything that's obviously going to be problematic, where the overall average for the area is way out from some outlier that we know is like a lot of units, or a place where we expect a lot of intensification or anything like that? Because it does seem to me like that this approach could be a little bit vulnerable to that kind of problem. Not that I want to change it; I actually think we should just go ahead with it the way it is, just to be clear, and see how it goes. But I did want to ask about it.
- Mr. G. Barrett, Director, City Planning and City Planner: Through the Chair, that's certainly something we can take a look at and make sure we monitor it. One thing that we did include in this, if I can answer this in a backhand way, is we did include that there's a big notion of monitoring so we can assess the impacts of these programs and make sure that they are doing what we want them to do. This was where we landed because one of the comments we were hearing through the feedback was that the use of a 'city wide' may, in fact, do exactly what the Councillor is saying, that it might not fully account for some the anomalies that exist within the City of London market. Again, as the Councillor noted, this was easy because this is data that are collected and they are geographic zones that have had some level of consistency. We didn't really notice any outliers, but I think that one of the issues, and we speak to it in the report, is that there's a difference between the 'average market rent' and the 'asking market rent', and so all these different kinds of anomalies because the average market rent captures what people are paying now who are in units, as well as what then might pop on to the market, and there's already a disconnect between that. So one AMR of average versus the other AMR which is asking already is a little bit of an anomaly, and that's something that we've tried to recognize that that's one of the things that we're going to be looking at to try to see if we can come up with and have a better answer when asked this question, are we truly reflecting what, in fact, the levels of affordability are in the different parts of the city.
- Councillor Cassidy: Any other technical questions? Councillor Hopkins.
- Councillor Hopkins: Yes I do have a technical question about the monitoring. I heard from staff right now it's going to take a bit of resources, and I know this will be going through the budget process depending on what happens here tonight. But what about staffing and how will the monitoring look like and if you can just talk a little bit more about the staff resources?
- Mr. G. Barrett: Through the Chair, there is a business case ask for staff support on the CIP programs in general; one staff person in Planning and one in Finance because all of our incentive programs are actually taking off and they're requiring quite a lot of work. With respect to the specifics of the monitoring, I would refer you to page 259 of your agenda where we speak to the monitoring, where we actually lay out those kinds of things we're looking at. And these are the kinds of things, again, where we

hopefully should readily be able to get those data so that we can report out to you on how these programs are working. But yes, there is a separate budget ask for additional staff support for the all of the CIP programs in general.

- Councillor Cassidy: Any other technical questions? I see none, oh, Deputy Mayor, okay. Any members of the public who would like to speak to this? Okay I'm seeing hands, we've got two microphones, one of top, one below. Who's first? We have three hands, okay, if you want to state your name and we know your name, but go ahead.
- Gary Brown, 59 Ridout, apartment 35A: I am a big fan of community improvement projects. Traditionally they come out of what was initially probably the so called PACE projects. I really just have a technical question about this, I'm supportive, but was there any consideration to making the repayment process through the property taxes? That way the repayment onus is on the property owner at the time, so it means if you sold the house, you're not responsible for the loan; the new property owner would be. Generally, this is a capital project, right? Generally just to lower that hump a little bit to bring an incentive on, right? We have to get here and raise all this money to make a property improvement; the idea is kind of just to put a little money and bring that hump down a little bit, hopefully it incentivizes it. That was really just my question, to consider having it attached to the property taxes. I don't even know if it's legal, to be honest with you, anymore. And that way, if somebody was to sell their house. I mean, if you have a granny flat and say you've taken advantage of this loan program to build a granny flat, cost you twenty thousand, whatever, you're going to have an income from that granny flat. And so long as the cost is lower than the income from that granny flat, you're in a cash positive situation. Therefore, if you sell a house you're still in a cash positive situation and taking advantage of this loan, but the loan is passed on to the property owner of the time. So we're tagging it to the builder or whoever actually does the project; have we looked into the possibility of tagging it to the property itself? The City gets paid either way, it's quite low risk because it's on the property taxes. Just question of interest about this program.
- Councillor Cassidy: Thank you Mr. Brown, anybody else? We'll get that answer after the PPM closes. Okay state your name, if you're comfortable your address, and you'll have five minutes.
- Darlene Bellerose, 462 Grey Street: So I have a few comments, not questions. I just wanted to say that while in principle I agree with this program, and I think that it may provide some additional affordable housing, I think that the biggest issue is that while this may create affordable within the definition of affordable, it is still not going to address the larger need of housing that's needed. Affordability under this program will not make housing reachable for anyone that's making less than \$39,000 a year. So people on Ontario Works, ODSP, OAS, working minimum wage will not be able to afford any of these wonderful new units that are being made. This has been pointed out, I'm sure it's no surprise to you. So that's my first comment is that we're still not addressing the greatest core need; we're still not addressing those people who ultimately and possibly could end up being those people that are living in hotels and on the street. The other thing is that I've seen this. I'm an old boot, I've been around a long, long time, and my big concern about any of these programs is how much money is being taken out of the pot that could help create housing to pay for the bureaucracy. So again, I just plead with you, please, please, please, please, please do not take necessary money out of the pot that would actually build housing to create a whole bunch of high paid jobs and consultants, and whatever else you're going to spend the money on. We've seen it time again. Quite honestly, I've been here in London now for over forty five years, I've been harping on affordable housing for probably forty five years, and I've seen this thing come and go. We still have London Middlesex Housing still has units that are uninhabitable. Every year, year after year after year, Council's talked the talk but when it

comes time to put the money in again, you folks chop the budget, you drop the axe. So I'm just asking, please try to preserve as much money as you can to put it into affordable housing and I mean affordable housing for people who are not making fifty, sixty, seventy, eighty, ninety and up thousand dollars a year. There's a whole bunch of us in this city who aren't making that kind of money, and there's a whole bunch of us in this city who contribute to this city but we can't afford most of your "affordability" incentives. And I guess I'm just going to point out to whoever, line 302 in your agenda here from a Mr. Chris Butler, I don't know the fellow, but he sent a letter to your folks; I'm going to say 'Yeah, please read that and take it to heart'. That's all I want to say. Thank you.

- Councillor Cassidy: Thank you very much. Anybody else? Mr. Wallace, go ahead.

- Mike Wallace, Executive Director, London Development Institute (LDI): Thank you Madam Chair and thank you Councillors. My name is Mike Wallace and I'm with the London Development Institute. We are at 562 Wellington Street, just up the road from you. So, I sent you a letter individually; I didn't make it in time to make the agenda item, so it's not attached to the agenda and it highlights LDI's position on the CIP that's being presented this evening, and we are certainly in favor, we're certainly in favor. And I want to, first off, thank Travis for his work on the public consultation that he underwent, him in his team, in terms of getting feedback from not just us but from a number of areas and we really appreciate the opportunity to comment and actually get involved in real discussion about what will work and what doesn't. And I will talk about the two programs very briefly; I'll start with the second program. The one program about an additional unit within your home, whether it's a separate building or within your home, that doesn't really affect us. You have to live there, and so for the group that I'm representing, we develop and build units and sell them. We don't live there, so for my group that is not directly involved, but we are very supportive of the program because it gives an opportunity for those who are trying to get into the market that maybe that second room with the income that comes from it, they might be able to get into something that they wouldn't be before. It may allow a senior to stay in their home that, through other issues, financial issues or whatever the issues, that they may have some difficulty doing that. So seniors' homeownership possibilities and of course creating housing that, hopefully, will be at a more affordable level for those who are looking for their first opportunity to get some place to live. And so we're very much in favor of it. We hope that, as the Deputy Mayor said, we hope it has taken up by the public and monitoring will be important to see how it goes. The second piece which I think was really designed for those who are going to build multi, unit residential facilities, is a loan program that, you know, we have to be frank with the group that I represent, we're like fifteen of the largest homebuilders/developers in the city. That incentive that's there may not be of that much of an interest to the group that I represent. But that doesn't mean that there aren't smaller developers that might really have an important effect on. So we're very supportive of it being there, we would like to see how it's monitored. And look, I just can't comment on whether my group, any of my people would pick it up and run with it and see what would happen, but I do have to agree with the previous speaker that, my experience is that, whatever you do, you need to make the program very simple to apply for, simple to be approved, and make it happen quickly because time is money for all these things, and it might be previous hat that I had on, if someone came to see me about a government program, I said 'Well sure, the money is there. You can apply, we'd be happy to help you but you have to be prepared to take the time and the effort to make it happen', and that's at a completely different level than the municipal level. At the municipal level you have a real opportunity to make these things happen quickly and get them in place so you can actually see results on the streets early. So that's my recommendation, it is only one part of the tool kit that we're working on and I just want to let you know that from LDI's perspective, there are other things in the toolkit that we can help with, that we can make suggestions on to really make a difference. I

know we're just starting next week on their ReThink Zoning sort of process. I think there are some real opportunities in the ReThink Zoning that, in terms of affordability and our group being involved, have a real opportunity there. So we congratulate staff on the work on this, on your guys' commitment to the affordability issues here in London, and from LDI's perspective we're happy to help and be partners on making things happen. Thanks very much.

- Councillor Cassidy: Thank you Mr. Wallace. Any other comments from the public? Mr. Giustizia.

- Mr. Stephen Giustizia, CEO, Housing Development Corporation: Thank you Madam Chair. Steve Giustizia from the Housing Development Corporation, 520 Wellington between City Hall and LDI, figuratively and in other ways, and concur with a lot of what's been said already, starting with thanks to the great work that Planning did, Travis and Gregg and the team. Primarily around and not with an intent to respond to some of the questions, we intentionally didn't provide a letter of support mostly because we were so well integrated into the process and really support the work that was done to try to harmonize some of the work that is already being done. Noting that this is a critical tool, especially maybe not for some of the larger developers, but absolutely for many of the non-profit developers that we want to help make it easier to get through those initial stages related to development. So these tools aren't really necessarily all for the depth of affordability, but they are absolutely the tools that are required to advance affordable development, and you only get to the depth of affordability if you can make it easier for developers, large and small, to be able to advance on the projects that they need to advance on. And this to us is absolutely a critical tool and one that, as you know from back a couple of years ago, even back to our business case, was one that we really saw a primary need for, as did Planning. And what we are very excited about, as LDI just said, is to begin some of the work on some of the next tools that also stack in that same way. And just to the point related to the function of integration, a tool like this is being done fully within our existing and available resources, and is really intended to harmonize within those resources. So this is not, it's not about being more work, it's actually less work. So thank you very much.

- Councillor Cassidy: Thank you. Any other comments from the public? I'm not seeing any, so I will look to Committee to close the public participation meeting.

Community and Protective Services Committee

Report

2nd Meeting of the Community and Protective Services Committee
January 21, 2020

PRESENT: Councillors S. Lewis (Chair), M. van Holst, M. Salih, P. Squire, S. Hillier

ABSENT: Mayor E. Holder

ALSO PRESENT: Councillor E. Pelozza; R. Armistead, J. Bunn, D. Calderwood-Smith, C. Cooper, S. Datars Bere, M. Hayward, O. Katolyk, J.P. McGonigle, M. Ribera, M. Schulthess, C. Smith, S. Stafford

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. Hillier

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

Yeas: (4): S. Lewis, M. van Holst, P. Squire, and S. Hillier

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

Motion Passed (4 to 0)

2.2 7th Report of the Community Safety and Crime Prevention Advisory Committee

Moved by: M. van Holst

Seconded by: S. Hillier

That the following actions be taken with respect to the 7th Report of the Community Safety and Crime Prevention Advisory Committee (CSCP), from the meeting held on November 28, 2019:

a) B. Madigan BE APPOINTED as the CSCP representative to the Safety Audit; it being noted that the CSCP heard the attached presentation from K. Oldham, Manager, Neighbourhood Development and Support, with respect to this matter; and,

b) clauses 1.1, 2.1 and 3.1 to 3.5, BE APPROVED.

Motion Passed

2.4 1st and 2nd Reports of the London Housing Advisory Committee

Moved by: M. van Holst

Seconded by: S. Hillier

That the 1st and 2nd Reports of the London Housing Advisory Committee, from the meetings held on December 11, 2019 and January 8, 2020, respectively, BE RECEIVED.

Motion Passed

2.5 Employment Ontario Transformation - Service System Manager - Update

Moved by: M. van Holst

Seconded by: S. Hillier

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

- a) the Managing Director, Housing, Social Services, and Dearness Home or designate BE AUTHORIZED to negotiate any terms related to potential contracts with the Ministry of Labour, Training, and Skills Development related to the initiatives noted in the staff report dated January 21, 2020, with respect to this matter;
- b) the Civic Administration BE DIRECTED to obtain future approval from the Municipal Council on any contractual agreements with the Ministry of Labour, Training, and Skills Development;
- c) the Civic Administration BE DIRECTED to seek endorsement of initiatives from the Municipal Councils located within the London Economic Region with respect to this matter; and,
- d) the Civic Administration BE DIRECTED to submit reports and updates to the Municipal Council through the appropriate Standing Committee regarding the Ontario Works – Employment Ontario Transformation. (2020-S04)

Motion Passed

2.7 Naming of New Sports Park - 1400 Adelaide Street North

Moved by: M. van Holst

Seconded by: S. Hillier

That, on the recommendation of the Civic Administration, the request to name the new sports park located at 1400 Adelaide Street North as “Northridge Fields”, BE APPROVED. (2020-R04)

Motion Passed

2.1 8th, 1st and 2nd Reports of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Moved by: M. van Holst

Seconded by: P. Squire

That the following actions be taken with respect to the 8th, 1st and 2nd Reports of the Diversity, Inclusion and Anti-Oppression Advisory Committee (DIAAC), from the meetings held on November 21, 2019, December 19, 2019 and January 16, 2020, respectively:

- a) that the following actions be taken with respect to the 8th Report of the DIAAC:
 - i) that the following actions be taken with respect to the Policy and Planning Sub-Committee Update:
 - A) that F. Cassar BE APPROVED as the secondary representative member from the DIAAC to sit on the Community Diversity and Inclusion Strategy Leadership Table; and,

- B) that it BE NOTED that the DIAAC heard a verbal update from M. Mlotha and K. Husain, with respect to the recent joint Education and Awareness Sub-Committee and Policy and Planning Sub-Committee meeting; it being further noted that the joint sub-committee meeting minutes, as appended to the agenda, were received; and,
- ii) clauses 1.1, 2.1, 2.2, 3.1, 4.1, 4.2, 5.1, 5.2, 6.1 and 6.2, BE RECEIVED;
- b) that the 1st Report of the DIAAC BE RECEIVED; and,
- c) that the following actions be taken with respect to the 2nd Report of the DIAAC:
- i) that the following actions be taken with respect to the joint Education and Awareness – Policy and Planning sub-committee update:
- A) that NO ACTION BE TAKEN with respect to a proposed \$300.00 contribution towards 2020 Black History Month events, including but not limited to the February 15th Family Day Celebration and associated children’s services, as reflected in the 2020 DIAAC Work Plan; it being noted that financial grants/contributions or awards to third party individuals, organizations or groups shall be directed to the appropriate service area to be addressed through the approval and reporting processes already established by the Municipal Council for those situations;
- B) up to \$500.00, to recover costs born by DIAAC in the co-ordination and co-hosting of the March 21st ‘Hands Against Racism’ event, BE APPROVED subject to the review and approval by the City Clerk for compliance with the General Policy for Advisory Committees; and,
- C) that NO ACTION BE TAKEN with respect to a request to consider issuing a proclamation for March 21st as the International Day for the Elimination of Racial Discrimination; it being noted that any organization may make an application through the City of London’s Proclamation Policy;
- ii) the City of London communications staff BE INVITED to a future meeting of the DIAAC to discuss compliance requirements for future promotional materials created by the DIAAC; and,
- iii) clauses 1.1, 2.1, 2.2, 4.1, 5.1, 5.3, 5.4 and 6.2, BE RECEIVED.

Yeas: (4): S. Lewis, M. van Holst, P. Squire, and S. Hillier
 Nays: (1): M. Salih
 Absent: (1): E. Holder

Motion Passed (4 to 1)

2.3 1st and 2nd Reports of the Animal Welfare Advisory Committee

Moved by: P. Squire
 Seconded by: M. van Holst

That the following actions be taken with respect to the 1st and 2nd Reports of the Animal Welfare Advisory Committee (AWAC), from the meetings held on December 5, 2019 and January 9, 2020, respectively:

- a) the 1st Report of the AWAC BE RECEIVED; and,
- b) that the following actions be taken with respect to the 2nd Report of the AWAC:
- i) that the following actions be taken with respect to the Spring 2020 Go Wild, Grow Wild (GWGW) event:

- A) the Animal Welfare Advisory Committee BE PERMITTED to attend the 2020 GWGW event in order to promote public education/awareness of animal welfare related issues in London; and,
 - B) the expenditure of up to \$295.00 + tax from the 2020 AWAC budget BE APPROVED to pay for entry and booth space at the event; it being noted that the AWAC and the Environmental and Ecological Planning Advisory Committee may seek to share the above-noted booth and associated costs; and,
- ii) clauses 1.1, 3.1, 3.2, 4.1, 5.1, 5.2, 5.4 and 5.5, BE RECEIVED.

Yeas: (4): S. Lewis, M. van Holst, P. Squire, and S. Hillier
 Absent: (2): M. Salih, and E. Holder

Motion Passed (4 to 0)

2.6 Housing Quarterly Report

Moved by: P. Squire
 Seconded by: M. van Holst

That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated January 21, 2020, related to the Housing Quarterly Report:

- a) the above-noted staff report BE RECEIVED;
- b) the above-noted staff report BE CIRCULATED to stakeholders, agencies, and community groups including, but not limited to Middlesex County, the London Housing Advisory Committee, and the London Homeless Coalition; and,
- c) the summary of Housing-related 2020-2023 Multi-Year Budget submissions, as appended to the above-noted staff report, BE RECEIVED. (2020-S11)

Yeas: (5): S. Lewis, M. van Holst, M. Salih, P. Squire, and S. Hillier
 Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Policies and Funding - Arts and Culture

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

That the information provided in the delegation from K. O'Neill, with respect to policies and funding related to arts and culture in the City of London, BE REFERRED to the Civic Administration for review and a report back at a future meeting of the Community and Protective Services Committee; it being noted that the above-noted delegation was received.

Yeas: (5): S. Lewis, M. van Holst, M. Salih, P. Squire, and S. Hillier
 Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Local Health Care Services

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

That the following actions be taken with respect to a delegation from P. Bergmanis, Ontario Health Coalition:

- a) the Mayor BE REQUESTED to call upon the Provincial Government to do the following with respect to health care funding:
 - i) halt any mergers or reductions of funding to the local Public Health Unit, the Middlesex County Land Ambulance services and the Dearness Home; and,
 - ii) restore funding, particularly the two special funds and per diem funding of long-term care homes, through the provincial tax base as it is the most equitable form of public financing for these critical institutions, as opposed to adding it to the property tax levy; and,
- b) the above-noted delegation BE RECEIVED. (2020-S02)

Yeas: (3): S. Lewis, M. Salih, and S. Hillier
Nays: (2): M. van Holst, and P. Squire
Absent: (1): E. Holder

Motion Passed (3 to 2)

4. Items for Direction

4.1 Councillor S. Lewis - Parade Permits

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

That the Civic Administration BE DIRECTED to bring forward a policy to restrict the issuance of parade permits on public streets, from November 1 to November 11, to those activities which are directly related to the honouring of Canada's veterans and organized in partnership with veterans organizations; it being noted that the communication from Councillor S. Lewis, with respect to this matter, was received. (2020-P11)

Yeas: (4): S. Lewis, M. van Holst, P. Squire, and S. Hillier
Nays: (1): M. Salih
Absent: (1): E. Holder

Motion Passed (4 to 1)

4.2 Councillor M. van Holst - Spectrum of Transitional Housing

Moved by: M. van Holst
Seconded by: M. Salih

That the communication, dated January 12, 2020, from Councillor M. van Holst, with respect to the spectrum of transitional housing in the City of London, BE RECEIVED. (2020-S11)

Yeas: (5): S. Lewis, M. van Holst, M. Salih, P. Squire, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Deferred Matters List

Moved by: M. Salih
Seconded by: M. van Holst

That the Deferred Matters List for the Community and Protective Services Committee, as at January 17, 2020, BE RECEIVED.

Yeas: (5): S. Lewis, M. van Holst, M. Salih, P. Squire, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

5.2 (ADDED) Advisory Committee Work Plans

Moved by: S. Hillier
Seconded by: P. Squire

That the Advisory Committees that report to the Community and Protective Services Committee (CPSC) BE DIRECTED to submit a 2020 Work Plan for review and approval at the meeting of the CPSC directly following the next meeting of each Advisory Committee.

Yeas: (5): S. Lewis, M. van Holst, M. Salih, P. Squire, and S. Hillier
Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 5:44 PM.

Corporate Services Committee

Report

3rd Meeting of the Corporate Services Committee
January 20, 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, G. Barrett, G. Belch, B. Card, I. Collins, A. Dunbar, K. Killeen, L. Livingstone, J. Logan, P. McKague, K. Murray, D. O'Brien, M. Ribera, C. Saunders, N. Steinburg, T. Wellhauser, B. Westlake-Power, J. Wills, R. Wilcox

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

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: E. Holder

Seconded by: J. Morgan

That consent items 2.1 to 2.8, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 Council Policy - City of London Days at Budweiser Gardens Policy

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the City Clerk, the proposed by-law appended to the staff report dated January 20, 2020 as Appendix "A", to amend the "City of London Days at Budweiser Gardens Policy" to provide clarification with respect to the implementation of the Policy BE INTRODUCED at the Municipal Council meeting to be held January 28, 2020.

Motion Passed

2.2 Argyle Business Improvement Area 2020 Proposed Budget – Municipal Special Levy

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Argyle Business Improvement Area:

a) the Argyle Business Improvement Area proposed 2020 budget submission in the amount of \$284,100 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 20, 2020;

b) the amount to be raised by The Corporation of the City of London for

the 2020 fiscal year for the purposes of the Argyle Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$215,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law A.-6873-292 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule “B”, with respect to Municipal Special Levy for the Argyle Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

Motion Passed

2.3 Hamilton Road Business Improvement Area 2020 Proposed Budget –
Municipal Special Levy

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Hamilton Road Business Improvement Area:

a) the Hamilton Road Business Improvement Area proposed 2020 budget submission in the amount of \$123,525 BE APPROVED as outlined in Schedule “A” as appended to the staff report dated January 20, 2020;

b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Hamilton Road Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$70,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law C.P.-1528-486 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule “B”, with respect to Municipal Special Levy for the Hamilton Road Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

Motion Passed

2.4 Hyde Park Business Improvement Area 2020 Proposed Budget –
Municipal Special Levy

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Hyde Park Business Improvement Area:

a) the Hyde Park Business Improvement Area proposed 2020 budget

submission in the amount of \$396,981 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 20, 2020;

b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Hyde Park Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$386,401;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1519-490 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule "B", with respect to Municipal Special Levy for the Hyde Park Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

Motion Passed

2.5 Old East Village Business Improvement Area 2020 Proposed Budget –
Municipal Special Levy

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Old East Village Business Improvement Area:

a) the Old East Village Business Improvement Area proposed 2020 budget submission in the amount of \$213,700 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 20, 2020;

b) the amount to be raised by The Corporation of the City of London for the 2020 fiscal year for the purposes of the Old East Village Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$42,000;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and

d) the proposed by-law appended to the staff report dated January 20, 2020 as Schedule "B", with respect to Municipal Special Levy for the Old East Village Business Improvement Area, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

Motion Passed

2.6 London Downtown Business Association 2020 Proposed Budget –
Municipal Special Levy

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the London Downtown Business Association:

- a) the London Downtown Business Association proposed 2020 budget submission in the amount of \$1,826,490 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 20, 2020;
- b) the amount to be raised by the Corporation of the City of London for the 2020 fiscal year for the purposes of the London Downtown Business Association and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$1,915,390;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-2 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 20, 2020 as Schedule "C", with respect to Municipal Special Levy for the London Downtown Business Association, BE INTRODUCED at the Municipal Council meeting on January 28, 2020.

Motion Passed

2.7 Assessment Growth for 2020, Changes in Taxable Phase-In Values, and Shifts in Taxation as a Result of Reassessment

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report regarding assessment growth for 2020, changes in taxable phase-in values, and shifts in taxation as a result of reassessment BE RECEIVED for information purposes.

Motion Passed

2.8 Memorandum of Understanding between the N'Amerind Friendship Centre and The Corporation of the City of London

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the Deputy City Manager, the staff report dated January 20, 2020 regarding the memorandum of understanding between the N'Amerind Friendship Centre and The Corporation of the City of London BE RECEIVED for information.

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 (ADDED) Application - Issuance of Proclamation - London Black History Month 2020

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

That the following actions be taken with respect to the request for a proclamation for London Black History Month:

- a) the staff report dated January 20, 2020 BE RECEIVED; and,
- b) February 2020 BE PROCLAIMED as Black History Month in the City of London; it being noted on the application under the Issuance of Proclamations Policy, to recognize and proclaim "Black History Month" on February 1st 2020 to February 29th 2020; it being further noted that every February, Canadians are invited to participate in Black History Month festivities and events that honour the legacy of Black Canadians, of past and present; this year the London Black History Month Coordinating committee has themed "Our Community, our strength" and invite Londoners to participate and learn through the many activities that will be happening throughout the month of February. Happy Black History Month.

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: M. van Holst

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

6.1 Personal Matters/Identifiable Individual

A matter pertaining to personal matters involving identifiable individuals who are municipal employees with respect to employment related matters and advice and recommendations of officers of the Corporation including communications necessary for that purpose.

6.2 Solicitor-Client Privileged Advice

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

6.3 Solicitor-Client Privileged Advice / Land Acquisition/Disposition

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the decommissioning of City-owned lands known as the South Street Campus currently leased and occupied by London Health Sciences Centre; to instructions and directions to officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; reports or advice or recommendations of officers and employees of the Corporation pertaining to a proposed or pending acquisition or disposition of land; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to prejudice the economic interests of the Corporation or its competitive position; information concerning the proposed or pending acquisition or disposition whose disclosure could reasonably be expected to be injurious to the financial interests of the Corporation; and instructions to be

applied to any negotiations carried on or to be carried on by or on behalf of the Corporation concerning the proposed or pending acquisition or disposition and for providing directions or instructions to officers, employees or agents of the municipality or persons retained by or under a contract with the municipality.

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 12:18 PM to 2:19 PM.

7. Adjournment

The meeting adjourned at 2:19 PM.

Strategic Priorities and Policy Committee

Report

3rd Meeting of the Strategic Priorities and Policy Committee
January 23, 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. Barr, G. Barrett, B. Card, S. Datars Bere, S. King, G. Kotsifas, L. Livingstone, S. Mathers, J. Millson, K. Murray, D. O'Brien, M. Ribera, C. Saunders, M. Schulthess, C. Smith, J. Stanford, S. Stafford, B. Westlake-Power

The meeting is called to order at 3:03 PM.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

3.1 Not to be heard before 4:00 PM - Public Participation Meeting - 2020-2023 Multi-Year Budget

Moved by: A. Kayabaga

Seconded by: P. Van Meerbergen

That the following written submissions for the 2020-2023 Multi-Year Budget 2020 Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of its Multi-Year Budget approval process:

- a) a communication dated May 2, 2019 from B. Brock;
- b) a communication dated November 28, 2019 from G. Macartney, CEO, London Chamber of Commerce;
- c) a communication dated December 5, 2019 and petition from G. LaHay;
- d) a communication dated January 7, 2020 from A. Oudshoorn, RN, Assistant Professor, Arthur Labatt Family School of Nursing;
- e) a communication dated January 7, 2020 from D. Whitelaw, Executive Director, Ark Aid Street Mission;
- f) a communication dated January 7, 2020 from J. M. Thompson, Deacon, St. John the Evangelist Church;
- g) a communication dated January 8, 2020 from J. Parent;
- h) a communication dated January 7, 2020 from S. Cassidy;
- i) a communication dated January 9, 2020 from A. McClenaghan, Chair, London Downtown Business Association and D. McCallum, Chair,

MainStreet London, Downtown London;

j) a communication dated January 7, 2020 from V. Ezukuse, MSc Candidate-Health Promotion, Health and Rehabilitation Sciences, Western University;

k) two communications dated January 12, 2020 from Councillor van Holst;

l) a communication dated January 7, 2020 from T. Dam, Resettlement Assistance Program Manager, London Cross Cultural Learner Centre;

m) a communication dated January 15, 2020 from K. Cassidy;

n) a communication and presentation dated January 15, 2020 from M. Powell, President and Chief Executive Officer, F. Galloway, Chair BTTR, Community Mobilization Committee and G. Playford, Past Board Chair, London Community Foundation;

o) a communication dated January 17, 2020 from J. Sheffield, Nicholson Sheffield Architects Inc.;

p) a communication dated January 20, 2020 from E. and D. Kipfer;

q) a communication from M. Laliberte and J. Thompson, London Community Advocates Network;

r) a communication dated January 17, 2020 from S. Kopp, Ph.D Candidate, Department of Visual Arts, Western University;

s) a communication dated January 21, 2020 from B. Cowie, PhD Earth and Planetary Sciences;

t) a communication dated January 22, 2020 from D. Hall, London Cycle Link Board and Western Active Transportation Society;

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

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

Absent: (1): S. Turner

Motion Passed (14 to 0)

Voting Record:

Moved by: A. Hopkins

Seconded by: S. Lehman

Motion to open the Public Participation Meeting.

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

Absent: (1): S. Turner

Motion Passed (14 to 0)

Moved by: M. Salih

Seconded by: M. van Holst

Motion to close the Public Participation Meeting.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and S. Hillier
Absent: (3): M. Cassidy, S. Turner, and A. Kayabaga

Motion Passed (12 to 0)

4. Items for Direction

4.1 London Hydro Proposed Corporate Restructuring

Moved by: M. van Holst

Seconded by: S. Hillier

That, on the recommendation of the City Manager with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to London Hydro proposed restructuring:

a) the staff report including the proposal from London Hydro Inc. (LHI), as appended to the staff report dated January 23, 2020 as Appendix "A", and the risk assessment from KPMG LLP associated with the proposed corporate restructuring of LHI, appended to the staff report as Appendix "B", BE RECEIVED for information;

b) the Civic Administration, in conjunction with London Hydro, BE DIRECTED to:

i. prepare a detailed analysis that would support a recommendation to the shareholder on the proposed restructuring that will include at a minimum the recommendations provided by KPMG LLP, as noted in Appendix "B" as appended to the staff report dated January 23, 2020; and,

ii. prepare an implementation strategy to accompany the recommendation (if needed); and,

c) the City Clerk BE DIRECTED to forward the report from the January 23, 2020 Strategic Priorities and Policy meeting to the Municipal Council meeting for be held on January 28, 2020.

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
Absent: (1): S. Turner

Motion Passed (14 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Proposed Changes to the City Manager Search Committee Terms of Reference

Moved by: P. Squire

Seconded by: S. Lewis

That the following actions be taken with respect to the "City Manager Search Committee Terms of Reference":

a) pursuant to section 13.3 of the Council Procedure By-law the Municipal Council decision of November 12, 2019 with respect to clause 5.1 of the 20th Report of the Strategic Priorities and Policy Committee having to do with Terms of Reference for the City Manager Search

Committee BE RECONSIDERED to provide for amendments to process;

b) subject to the approval of a) above, the "City Manager Search Committee Terms of Reference" BE AMENDED by deleting part d) under "Duties" in its entirety, and by replacing it with the following new part d):

"d) provide a recommendation to the Municipal Council, through the Strategic Priorities and Policy Committee (SPPC) of three candidates to be interviewed at a Special Meeting of the SPPC with the preferred candidate being recommended to Municipal Council by the SPPC; it being noted that prior to the Special SPPC Meeting, all Members of Council shall make their best effort to complete the Bias Free Hiring Training provided through the City's Human Resources Division; it being further noted that all Members of Council will make their best effort to be in attendance at the Special SPPC meeting in its entirety."

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
Absent: (1): S. Turner

Motion Passed (14 to 0)

5.2 (ADDED) Resignation of Councillor M. Cassidy from the RBC Place London Board of Directors

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

That the resignation of Councillor M. Cassidy, dated January 20, 2020, from the RBC Place London Board of Directors BE ACCEPTED, and consideration of an appointment to the RBC Place London Board of Directors BE REFERRED to the Council meeting to be held on January 28, 2020.

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
Absent: (1): S. Turner

Motion Passed (14 to 0)

6. Adjournment

The meeting adjourned at 6:51 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 2020-2023 Multi-Year Budget – Public Participation

- A. Husain, N. Judges and J. Menard, Accessibility Advisory Committee – presenting the attached presentation.
- J. Roberts, Chair, Cycling Advisory Committee – Speaking in support of cycling initiatives, requesting dedicated staff and resources to advance cycling in London and other active transportation and noting climate emergency action, as per the attached submission.
- G. LaHay – providing the attached presentation and noting his the online petition he has started (included on the meeting agenda), with respect to an ask for increased resources for sidewalk clearing throughout the city (barrier-free sidewalks).
- London Community Foundation – requesting support for the Back to the River initiative and presenting the information included on the meeting agenda.
- S. Levin – providing the attached presentation, and requesting Council’s consideration of same.
- M. Wallace, London Development Institute – speaking to the proposed tax increase(s) contained in the budget, and requesting the leveling of increases; asking that discretionary reserves be regularly evaluated.
- S. Lewkowitz, President, Urban League of London – advising Council of the priorities of the Urban League, including: business cases 10, 18 and business cases around the climate crisis initiatives; noting a need to invest in poverty initiatives and housing.
- W. Poll - speaking in support of and requesting approval for the Back to the River project.
- B. Morrison – noting support for business cases 5A and 5B related to the climate emergency and support for the subsidized transit and rapid transit business cases; requesting deferral of all other growth road projects.
- P. Moore – speaking in support of resources for specialized transit, including accessible taxis; requesting support for affordable housing initiatives.
- C. Butler, 486 Waterloo Street – noting the senior population of London, of which many live below the poverty line and requesting consideration for a lower tax rate, including smoothing the projected increase for the term of this budget; and requesting a delay to the implementation of the green bin program.
- Young Londoner – suggesting that resources for the climate change is a good choice.
- Peter – echoing the concerns related to snow clearing, not just for persons with disabilities but for all the population.
- A. McClenaghan, Chair of Downtown London – presenting information on Downtown London’s proposal as included on the added meeting agenda.
- A. Oudshoorn – speaking in support of housing initiatives, and advising of his experience and research in other communities; requesting Council’s support of all housing business cases.
- K. Taylor – speaking about issues concerning London Middlesex Community Housing, specifically maintenance; noting there is no full time staff, and security is needed; advising of his experiences and requesting support for housing.
- Eve – speaking on behalf of the residents of 241 Simcoe Street and public housing in general; advising of the need for better housing options, staff and security for those in requiring housing; requesting assistance.

- J. Thompson, London Advocates – referencing the submission on the agenda, and requesting support for making transportation pilot projects permanent, supportive housing and application of a gender equity lens on policies.
- C. Dunn, Vice President, University Students Council, Western University – speaking on behalf of 35,000 students, and in support of existing and proposed services; noting support for: all London Transit funding requests, climate change initiatives, street light improvements (for safety) and the hiring of a Manager for cycling and active transportation.
- A. Caveney, 46 Kings Park Cres., Nature London – addressing the proposed relocation of the fire training tower, and requesting completion in 2020; noting the effect of delay of the project on the neighbouring environmentally sensitive area and requesting that the site chosen for replacement should not be adjacent to any environmentally significant area, or part of London's natural heritage system.
- T. McClanahan – speaking in support of the Back to the River project.
- M. Hodge, 310 Wolfe Street – speaking in support of the climate change business cases; noting that private businesses are starting to act and London needs to also; encouraging council to distinguish between want and need.
- J. Votto – speaking in support of the green bin program and noting the advantages to starting the program as soon as possible.
- D. Hall, Executive Director, London Cycle Link – speaking in support of cycling and climate change initiatives proposed in the business cases; suggesting the funding come from the existing road widening budget or reserve funds; requesting the creation of a staff position for cycling and walking manager.
- D. Isaac – speaking in support of the climate change initiatives in the business cases; requesting increased protected bike lanes and an improved bicycle network.
- Kim – speaking from an investment perspective and noting that there are problems that need to be addressed; offering support for 'green' initiatives, and noting that transit needs to get to locations where jobs are.
- S. Franke, Executive Director, London Environmental Network – speaking in support of the green bin program, climate change business cases and the business case related to winter maintenance; suggesting that climate action can no longer sit on the back burner and should be one of the top priorities in this multi-year budget.
- Resident – speaking in support of funding for housing and poverty issues; noting her personal experiences to demonstrate the need for support in the budget; suggesting that all types of people end up homeless.
- Jenn – speaking in support of climate change as it is linked to so many other projects; advising of the experience of living with an infestation and the health impacts of poverty; expressing concern for those who can't find alternate options.
- J. Peaire – speaking to the need for housing; suggesting that Council look to other communities and their plans, like Windsor; there is a need for rent-geared-to-income.
- V. Van Linden – requesting that the housing situation be treated like the crisis that it is; suggesting less money to be spent on road widening; noting support for revitalizing the river; encouraging Council to balance city-building with saving human lives.
- D. Ruston – noting that the multi-year budget allows for better planning for bigger initiatives; requesting the continuation of transit subsidies; suggesting the initiatives like internet access for all are very important regardless of socioeconomic status and encouraging work for a safer more active and inclusive community.

- C. O'Neill, 359 Flanders – requesting a delay of the green bin implementation; encouraging investment in culture and the arts; and suggesting that consumers need to be more responsible in their purchasing.
- A. Cantell – requesting consideration and support for climate change initiatives, and noting that this is not a one-off; encouraging the reduction of emissions.
- Resident – seeking clarity for the increase in tax collection, based on the base increase of assessment in the city; noting that market values continue to increase and there is limit to taxes that can be collected and seniors are particularly feeling this pressure.
- G. Manley – indicating that he writes a lot of letters to the newspaper about how the city is run; speaking about car volume problems and parking frustrations; noting that parking revenue from enforcement around hospitals should not be paying salaries.
- J. Jordan – speaking in support of jobs and noting that the green bin program will also create some employment; noting that housing affects mental health and therefore there needs to be support for this.
- J. Courtis, Deveron Cres. – speaking in support of funding for climate emergency business cases; noting the need to separate water and sewer, and to reduce the road widening projects and supporting electric buses.
- R. McQueen – speaking in support of climate emergency initiatives, noting projects that associated with these, specifically urban agriculture.
- Vincent – noting that he is new to the City, but very impressed with this public participation process and offering thanks to the Council for the work on the budget; noting support for the presented budget.

ACCAC Presentation to SPPC

Thursday, Jan. 23, 2020

ACCAC supports the LTC budget ask

- **Subsidized Transit and Passes**
 - ACCAC played a role in its development
- **Accessible vehicle-for-hire plan**
 - Accessible transit is still a challenge and this effort is integral to helping reduce some of the paratransit burden
- **Specialized transit budget increase due to Voyageur contract and elimination of an increase to gas excise tax funding**
 - Includes a slight increase in service, which doesn't keep pace with increase demand

How it aligns

- **Back in May, ACCAC presented the findings from our survey and five open houses, from Oct. 3, 2017-Oct. 14, 2017**
- **Top three priorities were:**
 - **Transit**
 - **Transportation**
 - **Infrastructure**
- **The previous council received and recognized the aforementioned three priorities**
- **One of the greatest barriers to accessible employment is access to work -- reliable transit is often the greatest barrier to employment.**

How it aligns

- **City of London's Diversity & Inclusion Strategy states that The City of London commits to:**
 - **"Mandating equity and exemplifying our vision of London as a diverse and inclusive community."**
 - **"Removing systemic barriers to accessibility as experienced by our community by listening and responding to the voices of those who are marginalized**

How it aligns

- **The Accessibility for Ontarians with Disabilities Act, 2005 is committed to achieve an accessible Ontario by 2025**
- **Accessibility is for all -- improvements to accessibility work for all members of the community**

What's Next?

- **ACCAC wants to continue to work with the city**
- **This budget support is not because it's the best option, but rather it's the lesser of two evils**
 - **A reduction in budget would not equal a return to the status quo, but rather a reduction in service**
- **ACCAC is committed to working on low-cost/no-cost measures to improve City of London accessibility**
 - **For example, marketing efforts designed to encourage businesses and residents to shovel sidewalks and access areas**

Thank you

- ACCAC appreciates the committee's consideration
- ACCAC appreciates the support and guidance it has received from council
- ACCAC appreciates the time, efforts, and dedication of the City staff to promote accessibility in the City.

Dear Councilors, City Staff, and Fellow Londoners;

I am honoured to be here speaking to all of you as chair of the Cycling Advisory Committee at such an important and critical time in the city's evolution. No other work does more to determine the direction of the city than the budget; and even more so with London's multi year budget. I know that we are all here to work together towards creating a better future for all Londoners across strategic priorities that are complex and competing.

London, by all accounts, is at a tipping point in terms of the economy and the environment -- and yet our budget priorities paint a radically different picture which is incongruent with the realities we face.

- Many Londoners are facing economic struggles, and yet in the capital budget we are planning to spend the vast majority of our limited resources on the most expensive and most inefficient form of transportation for both the city and individuals. CAA calculates that driving a 4 door car will cost an Ontarian roughly \$8500 per year. Add the cost of roads and maintenance, emergency services, and other non municipal costs, and the cost of automobility balloons further.
- We are facing a rapidly warming climate and have declared a Climate emergency with a mandate to curb our carbon emissions quickly. Australia burns, Jarkarta floods, Newfoundland is buried, and the entire month of January in London has been five degrees Celsius above normal, resulting in an unusual flood event in the middle of winter.
- Despite a Vision Zero Policy that states that no death is acceptable, people on bikes are injured and die on our roads. When we tally the costs associated with emergency services and medical treatment, legal fees and funerals, travel delay, and productivity lost at work, and pain and suffering, we have conservatively estimated that London spends \$22M every year just on cyclists' injuries.

The City has policies to address these issues, yet they remain unfunded. The Cycling Master Plan of 2016, the adoption of Vision Zero in 2017, and the Climate Emergency Declaration of 2019 are all forward-thinking policies; and yet, we are poised to adopt a budget that leaves each area without necessary resources to reach our goals. In fact, this budget indicates a deprioritization of walking, cycling, safe streets, and climate emergency.

Specifically, the current Cycling master plan aims for a 5% mode share of cycling by 2030. Yet when asked, staff were unable to provide a stand alone figure of how much is going to be spent to reach that goal, nor how the existing plan will even get to the 5% target. Even when roughly estimated based on combing through reports, the best guess we've made is around 15 million dollars over 10 years, or 0.03% of the City's overall budget. The Cycling Advisory Committee is concerned that this is wholly inadequate to reach the city mandated goals. Especially when comparing London to similar cities' goals, and budget allocations. Early results from cities such as Kitchener/Waterloo, Ottawa, Victoria, and Halifax have shown increases in cycling, and

mobility for their citizens. These cities all have roughly equivalent goals to London, with either harsher climates or more variable topography; yet they are seeing more people using bikes to get around in their cities because they are investing in the development of their city's cycling plans. These cities, and many others, understand that the funding of active transportation not only makes a stronger and greener community but is also a better investment from an economic and public health standpoint, too. Consistently, retail districts with bike infrastructure do better than those without, and cycling for transportation has been shown to decrease mortality from both cancer and heart disease.

Lastly, there is a significant gap in terms of staff resources allocated to active transportation and execution of the cycling master plan. A fair generalization is that every other city executing a cycling master plan has several dedicated staff members; to oversee it completed cost-effectively, and to the highest standards. For example, Waterloo region has more than ten dedicated staff members to implement their cycling and walking strategies, while Greater Victoria, with a similar population to London, has more than a dozen staff allocated to walking and cycling. This staffing gap in Active Transportation was identified in an analysis by Western University in 2010, and yet today we stand 10 years later without a single staff member at the City of London dedicated to implementing the cycling master plan.

A long hard look must be taken at the 4 year budget that is now tabled. It's time that we stand up as a city and stick to our plans and policies to ensure, affordability, safety, and effective transportation options for all Londoners across all modes. We literally as a city cannot afford to keep going on the path that we are currently; yet that is what this budget proposes we do.

Thank you for your time, and I look forward to any questions or comments you may have.

Sincerely,

Jamieson Roberts
Chair - Cycling Advisory Committee

January 23, 2020

Barrier Free Sidewalks and The Budget

To begin, thank you to the committee for the opportunity to present my thoughts on the budget and sidewalks.

As I speak for the next hour (kidding!), take a second to imagine you're trying to travel 50 feet in a wheelchair to catch a bus, and you get so stuck in the snow, you start to panic. This happens to many of us each time we set out after a snowfall.

I am pleased to present a recent petition that I undertook, complete with 1859 signatures. The petition is as follows:

“Year-round barrier free access to sidewalks in London is a basic right. Many Londoners face obstacles as they travel in the city. I am asking that London City Council make it a high priority and focus on ensuring we can access sidewalks every day of the year, especially during the snowy months.

Those with disabilities, pedestrians with small children...anyone who uses a sidewalk should not be prevented from traveling in an active society. We rely on public transportation yet can't access it after a snowfall.

During the summer months, sidewalks are closed with no notice or improper signage, again, a barrier to easy access.

Please lobby your Councillor! Thank you for your support.

#heldhostageathome

Given the significant media attention this petition has garnered this week, and a huge increase in signatures, this particular issue has struck a nerve in this community. Why create this petition? Each year during the winter months, Londoners struggle to conduct their daily business due to poorly maintained sidewalks. Those with disabilities struggle even more. Many days, some of us are stuck at home, unable to traverse impassable sidewalks or access bus stops. The City of London website even encourages use of public transit during snow events, yet, this is a significant challenge.

At yesterday's State of the City Address, Mayor Holder spoke about his vision for a fleet of electric buses. I applaud his vision, I really do. My concern is-will we be able to access them?

I am a member of the Accessibility Advisory Committee and the Community Diversity and Inclusion Leadership Team. These groups work hard to try and ensure our city is completely inclusive and accessible, yet our sidewalks and bus routes speak to a different tone.

Inaccessible sidewalks prevent many from conducting their daily affairs, or many press on, risking injury. Work, community volunteerism, appointments and more are some of the functions of daily life, yet these simple tasks are a challenge for many.

We're in a climate emergency-we're encouraging active, multi-modal transportation. Public transit, cycling, walking, all great steps to reducing our carbon footprint. Yes, I mention cycling when I speak about sidewalks. Cyclists are using the sidewalks and I don't blame them considering the lack of safe cycling infrastructure. However, with current snow removal policies, the challenges are many. We also need to also consider the mental anxiety caused by impassable sidewalks. Many stress at the thought of navigating a city after a snow fall. Let me

read this quick Twitter thread from Sheryl Rooth after her travels that included nearly being hit by a car:

“I am exhausted. Every damn day my life is put at risk. Every winter I have to send polite emails to city hall asking for people to do their damn jobs properly. This isn't an anomaly. This is consistent. I know going home tonight will mean climbing over snowbanks.”

Sheryl continues:

“I can't continue to live a life of anxiety, fear and anger every time I have to walk somewhere in London. My heart and head cannot take it anymore”.

This is a feeling many of us experience, wondering if the walks, curbs and bus stops have been cleared.

I also recognize that clearing roads is a priority. Emergency vehicles, public transit and the sheer volume of cars makes this a necessity. Our city staff work hard, following the direction of management and provincial standards, clearing the snow as fast as they can. For this, I am grateful. However, there needs to be consistency. Some days, with light snowfalls, I see sidewalk machines out fairly quickly, other days, we may not see them at all.

With the business case for lowering snowfall thresholds under consideration, prioritized at #25, lower than WIFI in arenas, at an additional cost of \$4.2M, there is a potential to see improvements. Lower snowfall thresholds mean the plows can hit the walks faster. And at an average of \$4.94/yr. per property owner, it's very inexpensive. However, I implore this committee to give serious consideration to not only approving this increase, but to explore other options or revenue streams to supplement and even improve upon the new standards.

Options could include:

- Re-consider road widening. If more Londoners can access public transit, safer walking or cycling conditions, more drivers may be inclined to leave the car at home. This lessens the traffic congestion and the need for expansion. Its also a win for the environment
- Invest in future equipment, such as snow brushes, that allows for a cleaner removal of snow. Given current construction of sidewalks, I appreciate why it is a challenge to get the blades down to bare cement.
- Explore priority sidewalk clearing, i.e. Bus routes or neighbourhoods with a higher concentration of Londoners with disabilities
- Usage of sand/salt on sidewalks
- Look at opportunities to save on road clearing? Are we using too much salt?
- Look at the list of projects and consider what are “have to haves” vs “nice to haves”. Should we be spending this money.

I've been spending much of this time speaking to sidewalks and snow removal. I'm also requesting that some priority be given to sidewalks, construction and enforcement during the construction season. Too often, sidewalks are closed with either improper notice or zero notice at all. Construction vehicles park on or close sidewalks and this impacts all of us. Consider the impact on vulnerable users are struggle enough making their way around without backtracking as they come across a closed sidewalk.

I'd like to thank Councillor Shawn Lewis who has worked to bring sidewalk snow clearing to the forefront. I'd like to also publicly thank all the homeowners and business owners who take the time to clear the walks in front of their properties. A special shoutout to Snow Angels.ca for their efforts. And, thank you again to this committee for your consideration.

I leave you with this thought: Again, speaking to Mayor Holder's speech yesterday: **“The issue that defines our city today is SUPPORTING LONDON'S MOST VULNERABLE. It defines not only 'what' we are, but 'who' we are. The true measure of any society can be found in how it treats its most vulnerable members.”** Many of us are disabled and vulnerable. And we need your help to ensure barrier free access to our city.

2020-2023 Budget



2020-2023 Budget

CITIZEN

2020-2023 Budget

CPI > CPI

LINKAGES BETWEEN PROJECTS

PREVIOUSLY AUTHORIZED BUT NOT
ISSUED

TRADE-OFFS, CLIMATE, COSTS

CPI > CPI

CONSTRUCTION PRICE

INDEX HAS INCREASED

FASTER THAN

CONSUMER PRICE INDEX

LINKAGES BETWEEN PROJECTS

It should be noted that this project is for the preparation of an Environmental Assessment for waterfront development in the SoHo neighbourhood. The preparation of this EA should not be taken to suggest that Council intends to proceed with the project in the next four year period. This will be considered, and determined, through the next Council Strategic Plan and associated Multi-Year Budget process.

Capital Budget Table (\$000's)

Capital Description	Expenditure					
	2020	2021	2022	2023	2020-2023 Total	2024-2029 Total
Environmental Assessment	-	-	-	\$500	\$500	-
Source of Financing:						
Capital Levy	-	-	-	-	-	-
Debenture	-	-	-	-	-	-
Reserve Fund (Parkland)	-	-	-	(\$500)	(\$500)	-
Other	-	-	-	-	-	-
Non-tax Supported	-	-	-	-	-	-

LINKAGES BETWEEN PROJECTS (p. 429 detailed budget)

NEW BRIDGES A

DC19PR100

90% Growth Related (74.6% DC Rate Supported)

Itemized Detail	2020	2021	2022
Kent development bridge (DC19PR5079)	525,000		
OVHL-Pedestrian Bridge (DC19PR5081)	1,800,000		

AUTHORIZED BUT NOT ISSUED

VARIOUS CAPITAL PROJECTS APPROVED IN PAST CAPITAL BUDGETS (\$95 M) BUT NOT STARTED. ARE THEY STILL PRIORITIES? CAN YOU CANCEL AND USE FOR OTHER PROJECTS?

TRADE OFFS, CLIMATE AND COST

CLIMATE IMPACTS OF:

NEW CONCRETE (cement - the key ingredient in concrete - has a massive carbon footprint).

TRADE OFFS, CLIMATE AND COST NEW SIDEWALKS

-loss of trees, new operating costs,
new emissions from additional
clearing operations

2020-2023 Budget

CITIZEN

Bill No. 53
2020

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 28th 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 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 54
2020

By-law No. A.-_____ - ____

A by-law to raise the amount required for the purposes of the Argyle Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the *Municipal Act, 2001*.

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

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law A.-6873-292, as amended, provides for an improvement area to be known as the Argyle Business Improvement Area and establishes a Board of Management for it known as the Argyle Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the *Municipal Act, 2001* provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the *Municipal Act, 2001* provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the *Municipal Act, 2001*;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2020 fiscal year submitted by the Argyle Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2020 fiscal year for the purposes of The Argyle Business Improvement Area Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$215,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law A.-6873-292, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 55
2020

By-law No. A.-_____ - ____

A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the *Municipal Act, 2001*.

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

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law C.P.-1528-486, as amended, provides for an improvement area to be known as the Hamilton Road Business Improvement Area and establishes a Board of Management for it known as the Hamilton Road Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the *Municipal Act, 2001* provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the *Municipal Act, 2001* provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the *Municipal Act, 2001*;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2020 fiscal year submitted by the Hamilton Road Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2020 fiscal year for the purposes of the Hamilton Road Business Improvement Area Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$70,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law C.P.-1528-486, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 56
2020

By-law No. A.-_____ - ____

A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the Municipal Act, 2001.

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

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

AND WHEREAS subsection 10(1) of the Municipal Act, 2001 as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 as amended provides that a municipality may pass by-law respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law C.P.-1519-490, as amended, provides for an improvement area to be known as the Hyde Park Business Improvement Area and establishes a Board of Management for it known as the Hyde Park Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the Municipal Act, 2001 provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the Municipal Act, 2001 provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the Municipal Act, 2001;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2020 fiscal year submitted by the Hyde Park Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2020 fiscal year for the purposes of The Hyde Park Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$386,401.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law C.P.-1519-490, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 57
2020

By-law No. A.-_____ - ____

A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the *Municipal Act, 2001*.

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

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10(1) (paragraph 7);

AND WHEREAS By-law CP-1, as amended, provides for an improvement area to be known as the Old East Village Business Improvement Area and establishes a Board of Management for it known as the Old East Village Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the *Municipal Act, 2001* provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the *Municipal Act, 2001* provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the *Municipal Act, 2001*;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2020 fiscal year submitted by the Old East Village Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2020 fiscal year for the purposes of The Old East Village Business Improvement Area Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$42,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-1, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 58
2020

By-law No. A.-_____ - _____

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2020 in accordance with section 208 of the *Municipal Act, 2001*.

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

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* as amended provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* as amended provides that a municipality may pass by-laws respecting; the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection 10 (1) (paragraph 7);

AND WHEREAS By-law CP-2, as amended, provides for an improvement area to be known as the London Downtown Business Improvement Area and establishes a Board of Management for it known as the London Downtown Business Improvement Area Board of Management;

AND WHEREAS subsection 208(1) of the *Municipal Act, 2001* provides that the municipality shall annually raise the amount required for the purposes of the board of management (of a business improvement area);

AND WHEREAS section 23 of the *Municipal Act, 2001* provides that without limiting sections 9, 10 and 11 those sections authorize a municipality to delegate its powers under the *Municipal Act, 2001*;

AND WHEREAS it is deemed expedient to pass this by-law;

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

1. That the budget for the 2020 fiscal year submitted by the London Downtown Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2020 fiscal year for the purposes of the London Downtown Business Improvement Area Board of Management and pursuant to subsection 208(1) of the *Municipal Act, 2001* is \$1,915,390.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-2, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*.

5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 59
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 332 Central Avenue and 601 Waterloo Street.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

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

A. Purpose of this Amendment

The purpose of this Amendment is to add a policy in Section 10 of the Official Plan for the City of London to permit a Personal Service Establishment use within the Low Density Residential designation.

B. Location of this Amendment

This Amendment applies to lands located at 332 Central Avenue and 601 Waterloo Street in the City of London.

C. Basis of the Amendment

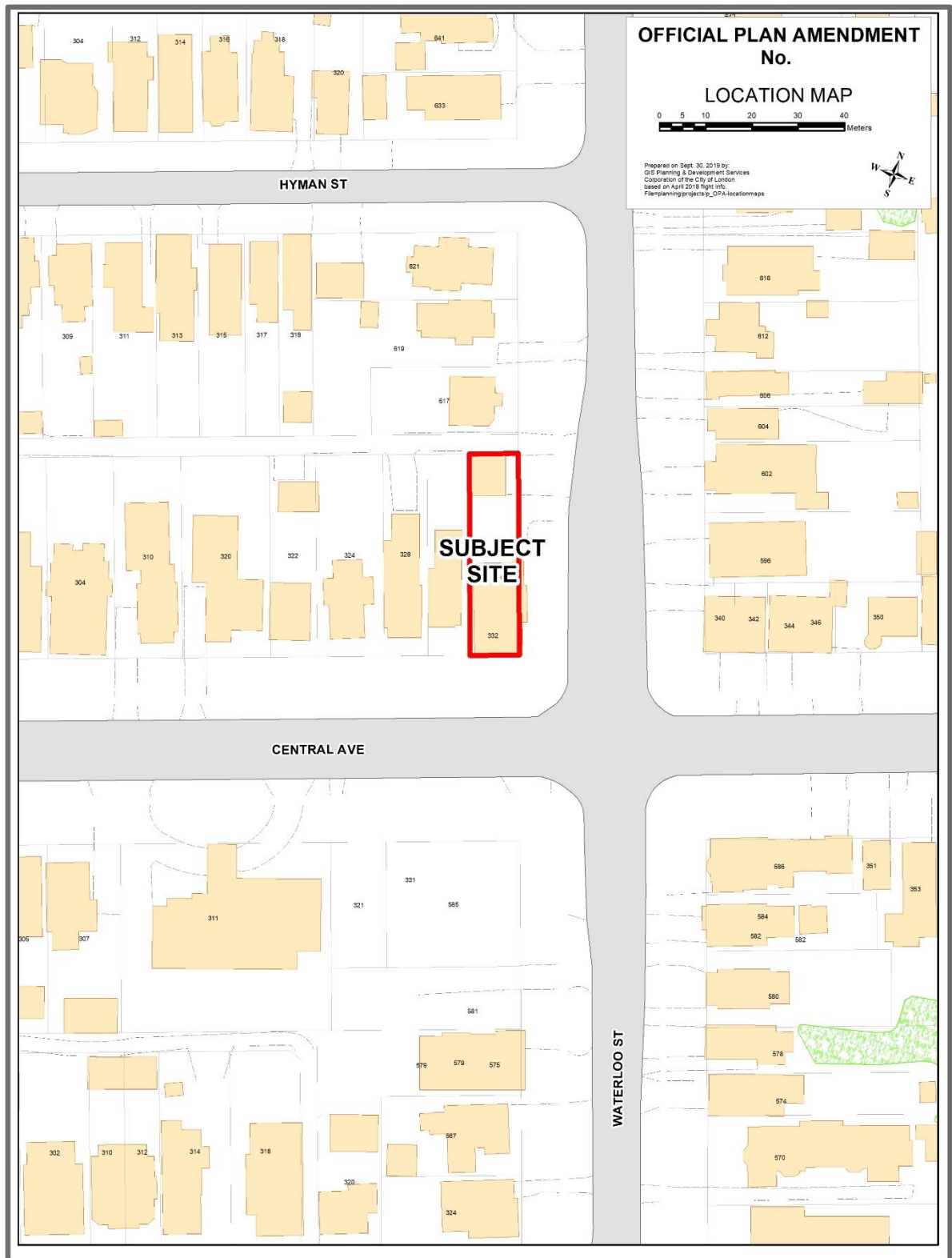
The amendment is consistent with the policies of the Provincial Policy Statement, 2014, in conformity with the in-force policies of The London Plan, and in conformity to the criteria for site-specific policies of the 1989 Official Plan.

D. The Amendment

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

1. Section 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:
 - _____) In the Low Density Residential designation at 332 Central Avenue and 601 Waterloo Street, in addition to the uses permitted in the Low Density Residential designation, a personal service establishment may also be permitted on the main floor of the existing building.

Location Map



Bill No. 60
2020

By-law No. C.P.-____-____

A by-law to designate the Affordable Housing
Community Improvement Project Area.

WHEREAS by subsection 28(2) of the *Planning Act*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area covered by an official plan as a community improvement project area;

AND WHEREAS The London Plan, 2016, the Official Plan for the City of London, contains provisions relating to community improvement within the City of London;

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

1. The Affordable Housing Community Improvement Project Area, as contained in Schedule "1", attached hereto and forming part of this by-law, is designated.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act*, R.S.O. 1990, c. P.13.

PASSED in Open Council on January 28, 2020.

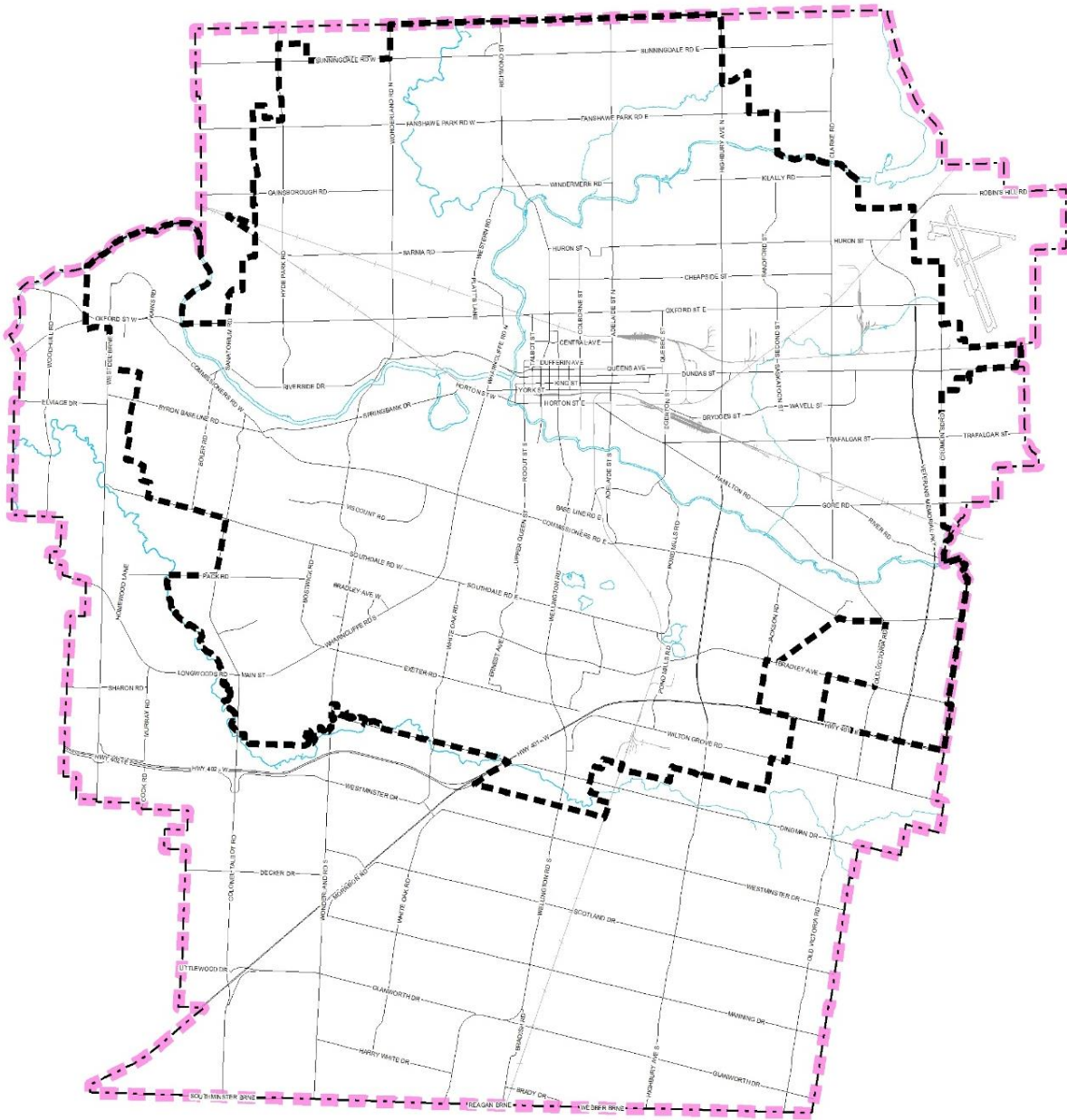
Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "1"

AREA ELIGIBLE FOR COMMUNITY IMPROVEMENT



LEGEND

- Area Eligible for Community Improvement
- Urban Growth Boundary



Document Path: E:\Planning\Projects\p_officialplan\GeneralInfo-unofficial\inset_maps_for_consol\projects\REVISED_June2019_community_improvement_fullcity_LambethCIP.mxd

Bill No. 61
2020

By-law No. C.P.1512()-____

A by-law to amend The London Plan for the City of London Planning Area - 2016, relating to Map 8 in Appendix 1 (Maps) and the Community Improvement Project Area for Affordable Housing.

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

1. Amendment No. # to The London Plan for the City of London Planning area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the Planning Act, R.S.O. 1990, c. P. 13.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

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

A. Purpose of this Amendment

The purpose of this Amendment is:

1. To add the Affordable Housing Community Improvement Plan Project Area to Map 8 – Community Improvement Project Areas to Appendix 1 (Maps) to *The London Plan*, pursuant to Council’s designation of the Affordable Housing Community Improvement Project Area.
2. To correct spelling of “within” in the Legend of Map 8 – Community Improvement Project Areas to The London Plan.

B. Location of this Amendment

This Amendment applies to all lands within the Affordable Housing Community Improvement Project Area.

C. Basis of the Amendment

The City must designate an affordable housing community improvement project area in order to adopt a community improvement plan pertaining to such matters.

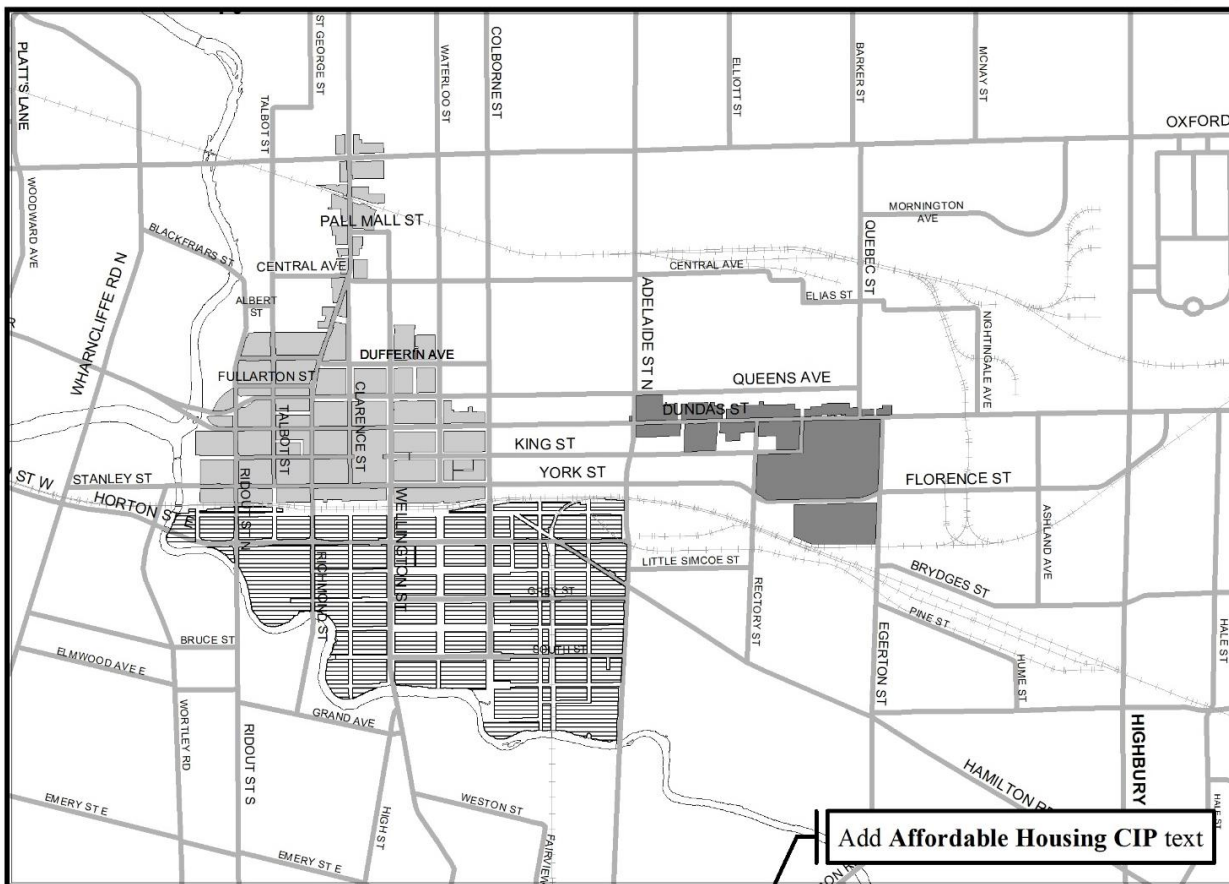
D. The Amendment

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

1. Map 8 – Community Improvement Project Area in Appendix 1 (Maps) to *The London Plan* for the City of London Planning Area is amended by adding the “Affordable Housing CIP Project Area” to the Map Legend and correcting the spelling of “within” in the Map Legend, as indicated on Schedule “1” attached hereto.

Schedule "1"

AMENDMENT NO: _____



LEGEND

- Airport Community Improvement Project Area
- Downtown Community Improvement Project Area
- Old East Village Community Improvement Project Area
- SoHo Community Improvement Project Area

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

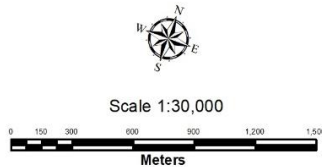
NOTE: The Brownfields CIP, Heritage CIP, Industrial CIP, and Affordable Housing CIP Project Areas include all lands within the municipal boundary.

Correct spelling of **within**

This is an excerpt from the Planning Division's working consolidation of Map 8 - Community Improvement Project Areas of the London Plan, with added notations.

SCHEDULE #
TO
THE LONDON PLAN
AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER:
PLANNER: TM
TECHNICIAN: MB
DATE: 12/17/2019

Bill No. 62
2020

By-law No. C.P.-____-____

A by-law to adopt the Affordable Housing
Community Improvement Plan.

WHEREAS subsection 28(4) of the *Planning Act* enables the Council of a municipal corporation to adopt a community improvement plan for a community improvement project area;

AND WHEREAS the Council of The Corporation of the City of London has, by by-law, designated a community improvement project area identified as the Affordable Housing Community Improvement Project Area;

AND WHEREAS the Affordable Housing Community Improvement Project Area is in conformity with The London Plan, 2016, the Official Plan for the City of London;

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

1. The Affordable Housing Community Improvement Plan, attached hereto, is hereby adopted as the Community Improvement Plan for the area defined therein;
2. This by-law shall come into effect on the day it is passed.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020



City of London

Affordable Housing Community Improvement Plan



Affordable Housing Community Improvement Plan

Adopted pursuant to Section 28 of the *Planning Act*.

Introduction

- 1 Introduction
- 2 What is a Community Improvement Plan
- 3 Purpose of this Community Improvement Plan
- 3 How this CIP was prepared
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Programs Under the Community Improvement Plan

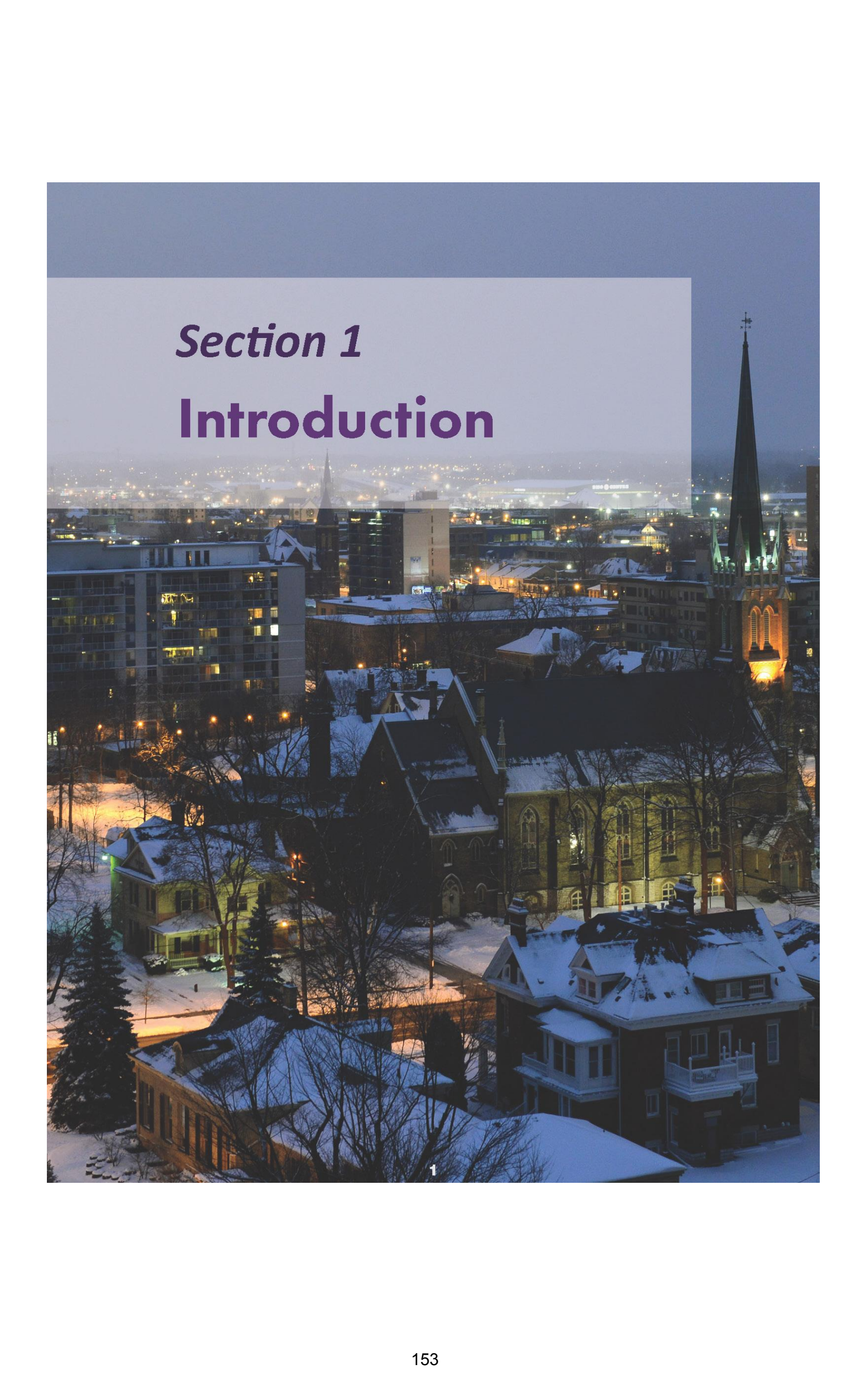
- 21 Programs Under the Community Improvement Plan

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An aerial night photograph of a city covered in snow. The scene is illuminated by city lights, with a prominent church steeple on the right side. The text 'Section 1 Introduction' is overlaid in a purple font on a semi-transparent white background in the upper left quadrant.

Section 1
Introduction



What is a Community Improvement Plan?

What is a Community Improvement Plan?

A Community Improvement Plan (CIP) is a tool that allows a municipality to take actions to support improvements and redevelopment within a specifically defined project area. Section 28 of the Planning Act gives municipalities the ability to prepare CIPs. Through a CIP, municipalities can:

- Identify changes needed to land use planning policies, zoning, and/or other bylaws, policies, and practices;
- Direct funds for improvements to public infrastructure and public space;
- Acquire land, rehabilitate buildings or clear land, and sell land for community improvement;
- Provide or direct funds for the provision of affordable housing;
- Improve energy efficiency;
- Provide grants and loans to owners and tenants for specific actions; and
- Establish a vision, goals, and objectives to provide focus and direction for continuous community improvement.

Purpose of this Community Improvement Plan

Development of the Affordable Housing CIP was directed by Council in June 2019, in coordination with other related affordable housing initiatives, including a broader “Affordable Housing Development Toolkit” and the Housing Stability Plan. The purpose of this CIP is to:

- Define affordable housing needs based on household incomes and define “affordable housing” for the purposes of the CIP and its proposed programs;
- Establish CIP objectives to address the provision of affordable housing and other city-building objectives;
- Identify opportunities to develop incentives and/or programs to support the development of affordable housing; and
- Identify monitoring measures to assist with future housing monitoring reports and to identify successes of any programs offered under this CIP.

How This CIP Was Prepared

The following tasks were completed to build a foundation for preparation of the CIP:

- Review of relevant Provincial and City policy documents;
- Review of existing CIPs in London and other Ontario municipalities;
- Analyze housing and household data;
- Consultation with the development industry, non-profits, City agency stakeholders, and the public to identify opportunities to develop affordable housing units.



Study Area

When a CIP is being prepared, a “Study Area” is established to focus the project scope and establish the community which is being considered for potential “improvement” through the various means identified under section 28 of the Planning Act. From the Study Area, a Project Area is then identified as the specific area requiring improvement. The Project Area is included in the CIP which is adopted by Council. Provincial regulations state that the Project Area is based on an area that, in the opinion of Council, is desirable for improvement based on age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, or for any other environmental, social, or community economic development reason, including affordable housing.

For the Affordable Housing CIP, the Study Area is identified below in Figure 1, and includes the entire municipality of the City of London.

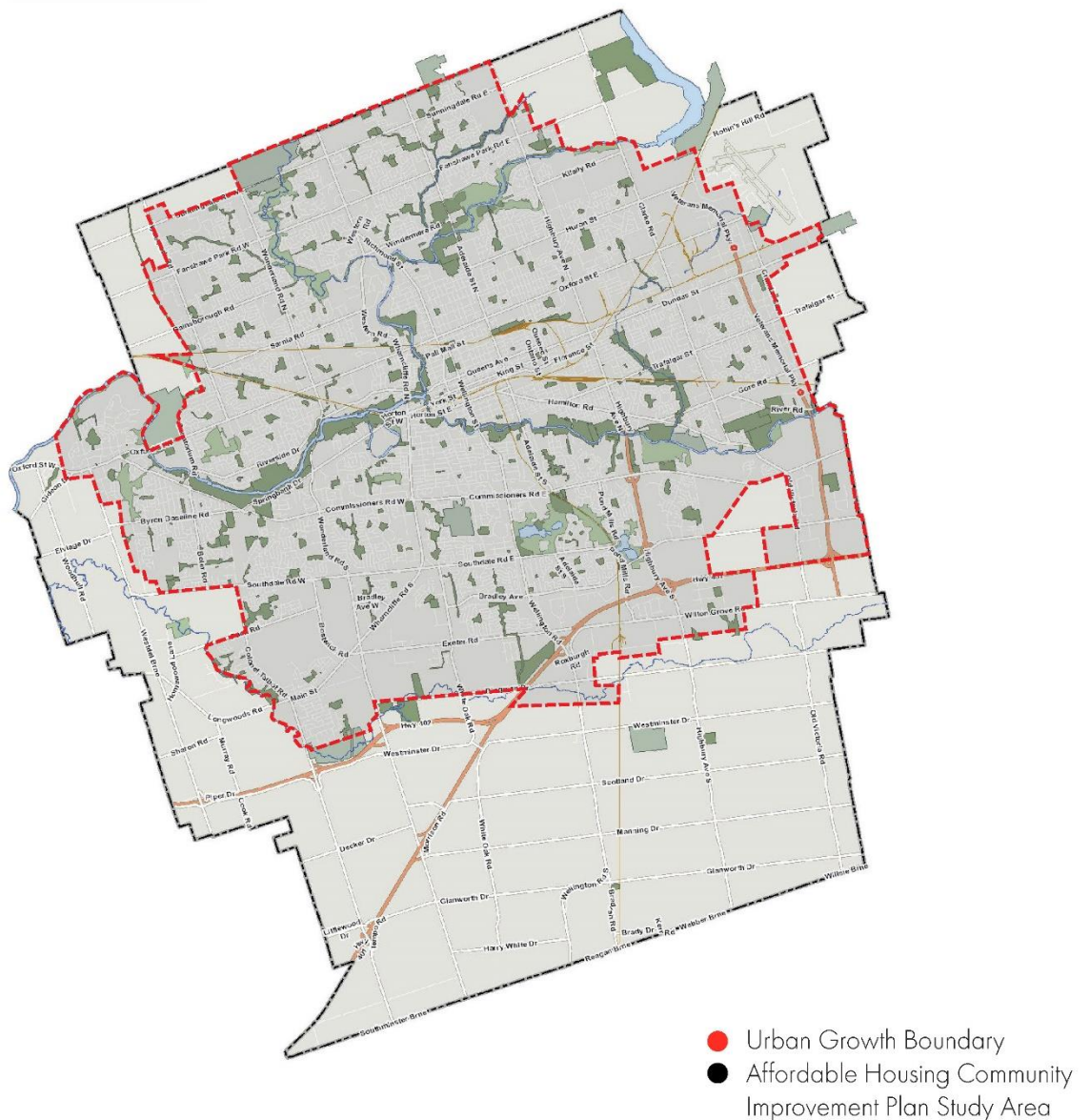


Figure 1: Study Area for the Affordable Housing CIP

Project Area

A more specific area within the Study Area where the CIP is applicable is then designated as the area of community improvement. This is known as the “Community Improvement Project Area”. The Project Area may be based on geographic boundaries as well as conditions such as applicable land uses within that geography. At the conclusion of a CIP review, the project area is established through Council’s passing of a by-law to designate the area of community improvement.

The Affordable Housing Community Improvement Project Area is proposed to be city-wide.

Program Areas and Eligibility

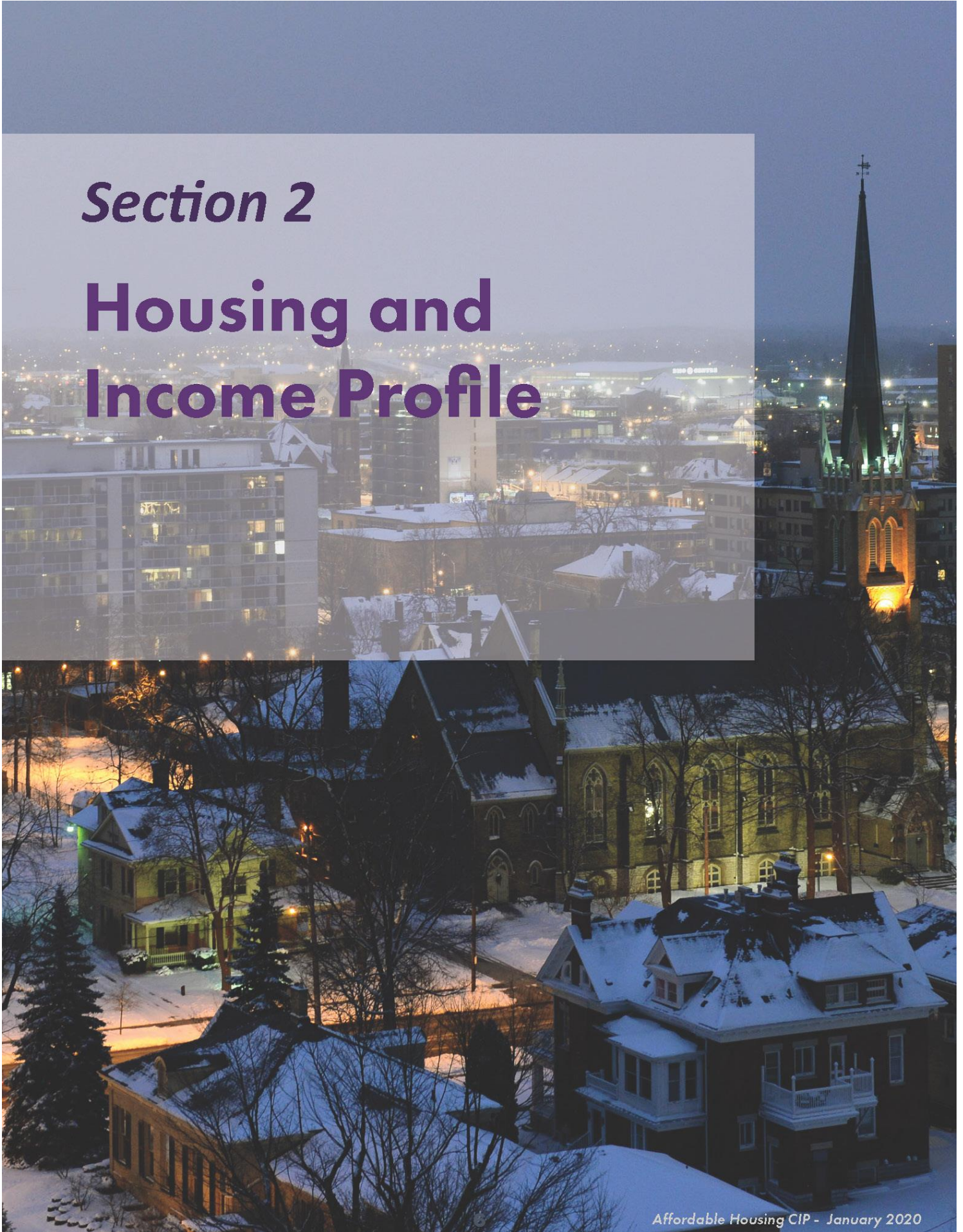
Within the Project Area, there may be one or several new programs established, such as grant or loan incentive programs to encourage certain actions by landowners. There may be similar or overlapping incentives that relate to a specific property because the city has a number of CIPs and CIP related incentive programs. Each financial incentive program has its own Municipal Council-approved program guidelines. The program guidelines explain program requirements and how the programs operate. Each program is available within a “program area”, which may or may not be the entire extent of the CIP’s “Project Area”. In addition to eligibility based on location within the “program area”, the programs may also have additional eligibility requirements (such as use-based criteria). Applicants are to consult the specific program guidelines and confirm eligibility requirements with the City prior to undertaking any works.

Affordable Housing CIP - January 2020



Section 2

Housing and Income Profile



Affordable Housing CIP - January 2020

Defining Affordable Housing

A. Defining Affordable Housing

1. **Income-based definition:** Affordable housing is housing that costs less than 30% of the pre-tax income for low-to-moderate income households. This Canada Mortgage and Housing Corporation (CMHC) definition is also known as the “shelter cost to income ratio”.

For renter households this includes rent and any payments for electricity, fuel, water and other municipal services.

For owner households this includes mortgage payments (principal and interest), property taxes, and any condominium fees, along with electricity, fuel, water and other municipal services.



Income-based definition



Market Cost-based definition

2. **Market Cost Based:** Affordable housing is housing that costs less than or equal to the “average market rent” or “average market price” of a city, and includes publicly-run Community Housing (such as London Middlesex Community Housing), and other housing options that are less than or equal to the average market rates.

3. **Income Security Based:** Affordable housing is based on the ability to pay market rents without the “income security” aspect of city-run housing programs. In this definition the term affordable housing may be used to define housing that costs less than or equal to the “average market rent” or “average market price” but does not include municipally-run Community Housing (formerly known as “social housing”) or other community housing programs. Under this definition, “affordable” means the range of housing for households that earn too much to qualify for “income security” programs, but who do not earn enough to be able to pay market rates without paying more than 30% of their pre-tax income.

“Affordable housing” for the purposes of this CIP is based on the third definition. For the CIP “affordable housing” is the range of housing targeted to be developed by the market and not-for-profits, and targets development of housing that costs less than or equal to “average market” rent or price, but does not include the “income security” aspect of housing associated with City programs. This definition is applied because the objective is the encouragement of more units built to be rented “at or below” average market rent, and the associated CIP programs are based on the expectation that the market will be providing these units, generally. The intention is also to address the gap between municipal housing program eligibility and the income required to pay market rents.

Programs proposed under this CIP may further refine the definition of “affordable” based on the objectives of the specific program, and the definition of affordable along with other criteria will be included in the Program

B. Defining Core Housing Need

There are three (3) tests of whether a household is meeting their housing needs. The three standards are: “adequacy”, “affordability”, and “suitability”. A household is considered to be in “core housing need” if its housing situation does not meet one or more of the three standards of need, and the household would have to pay more than 30% of its pre-tax income to reach the median rent for alternative housing that would meet those three needs. The standards of need are defined as follows:

Adequate

“Adequate” housing is housing not requiring any major repairs (as reported by the residents);

Affordable

“Affordable” housing is a shelter cost (i.e. rent, mortgage, condominium fees, property tax, utilities) that is less than 30% of the household’s pre-tax income (noting this is the 'Income-based' definition of affordability);

Suitable

“Suitable” housing has enough bedrooms for the size and make-up of the household.



C. Determining Affordable Housing Need in London

The housing need in London is based upon household incomes and how well those incomes match the costs of the housing supply that meets households' needs. As such, the "need" is defined by incomes, housing costs, and the number of units available. Income information can be divided into categories such as Renter Household Income and Owner Household Income.

Housing costs are based on the "average market rent" and "average market price" as well as the "actual asking" rent and price for units that are available. The "actual asking" price recognizes that the province of Ontario has rent increase guidelines for buildings occupied before November 15, 2018, which are the maximum percentage a landlord can increase a tenant household's rent each year without the approval of the Landlord and Tenant Board. "Actual asking" prices are more reflective of the current housing marketplace, because they reflect that market units occupied by long-term tenants may potentially bring the average price down (because of the Guidelines' maximum increases as well as the guidelines not applying to the new buildings) and therefore the vacant units which are available may be at a higher rent than the "average market rent".

Vacancy rate of housing stock is also an important consideration when defining London's housing needs. The vacancy rate helps demonstrate the existing available supply of housing, with low vacancy rates demonstrating less opportunity for households to move to alternative accommodation to meet their housing needs.

The following key income and housing data illustrate the housing need in London:

1. Affordability based on Median Household Incomes

Median House Income	For All Households	For 1-Person Household	For 2-plus Person Households
Annual median income	\$ 62,011	\$ 34,426	\$ 80,366
Annual Affordable (30% Pre-tax)	\$ 18,603	\$ 10,327	\$ 24,109
Monthly Affordable (30% Pre-tax)	\$ 1,550	\$ 860	\$ 2,009

Table 1: Median Income by Household Type (Source: Statistics Canada, 2016)

2. Affordability for Income Deciles (or Tenths of Population) by Tenure Type (Owner or Renter Households)

Table 2 and Table 3 below show the difference in ability to pay by tenure type. This illustrates the “income” based definition of affordable housing in London, where pre-tax income defines affordability. It includes households both within and outside of ‘income security’ programs. The table shows:

- Annual incomes by income group (shown in “deciles”);
- What “affordable” is annually (equal to 30% of yearly pre-tax income); and
- What annual “affordability” is equal to in monthly rent or ownership costs.

Owner Households Income Group	1st decile	2nd	3rd	4th	5th	6th	7th	8th	9th
Owner Households Annual Income	\$34,500	\$49,500	\$62,800	\$76,600	\$90,700	\$105,700	\$124,100	\$150,100	\$193,900
30% of income, pre-tax (annual)	\$10,350	\$14,850	\$18,840	\$22,980	\$27,210	\$31,710	\$37,230	\$45,030	\$58,170
Affordable Monthly	\$863	\$1,238	\$1,570	\$1,915	\$2,268	\$2,643	\$3,103	\$3,753	\$4,848

Table 2: Owner Household Income (Source: 2018 MMAH)

Renter Households Income Group	1st decile	2nd	3rd	4th	5th	6th	7th	8th	9th
Renter Households Annual Income	\$ 12,000	\$ 18,400	\$ 24,100	\$ 30,600	\$ 37,700	\$ 45,600	\$ 55,300	\$ 68,200	\$ 89,300
30% of income, pre-tax (annual)	\$ 3,600	\$ 5,520	\$ 7,230	\$ 9,180	\$ 11,310	\$ 13,680	\$ 16,590	\$ 20,460	\$ 26,790
Affordable Monthly	\$ 300	\$ 460	\$ 603	\$ 765	\$ 943	\$ 1,140	\$ 1,383	\$ 1,705	\$ 2,233

Table 3: Renter Household Income (Source: 2018 MMAH)

3. Rents: Average Market Rent and Average Asking Market Rent (for Available Units)

Average Market Rent is shown to demonstrate the costs associated with market rentals (the second definition of “affordable housing” being average market rent or less). The average market rent is calculated by the CMHC annually. The Housing Service Manager for City of London and Middlesex County has updated this rental average to reflect the 2019 “Asking” Average Market Rent by unit type. These rates are shown in Table 4, below.

Unit Type	Rental Range, as determined by 2018 CMHC Rental Survey	2018 CMHC Rental Market Survey	2019 London-Middlesex (CMA) Actual Average Market Rent
Bachelor / Studio	\$ 590 - \$ 1,185	\$ 854	\$ 859
One Bedroom	\$ 450 - \$ 2,000	\$ 983	\$ 1,021
Two Bedroom	\$ 520 - \$ 3,495	\$ 1,333	\$ 1,370
Three Bedroom	\$ 950 - \$ 3,090	\$ 1,636	\$ 1,787
Four + Bedroom	\$ 1,199 - \$ 4,000	\$ 2,283	\$ 2,171

Table 4: Average Asking Market Rents. (Source: CMHC 2018 data and London-Middlesex Service Manager)

4. Ability to Pay: Rents versus Incomes

Table 5 below shows Londoners' ability to pay the "actual average market rents". The table compares income deciles (tenths of the population) and 30% of their pre-tax monthly income against the monthly Actual Average Market Rents noted above.

Table 5 demonstrates that:



Recognizing that the lowest income households may avail of income security programs such as rent-geared-to-income or community housing, the table is illustrative that many thousand Renter Households are still within an affordability gap between the City's "income security" initiatives and the costs of market rent (i.e. the definition of "affordable housing" used for this CIP).



Table 5: Ability to Pay: Rent versus Income



Affordable Housing CIP - January 2020

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5. Vacancy Rate



Rental Vacancy Rates have also been declining, from **4.8%** vacancy in 2009 to more recently (2018) between **1.9%** and **2.1%** overall.

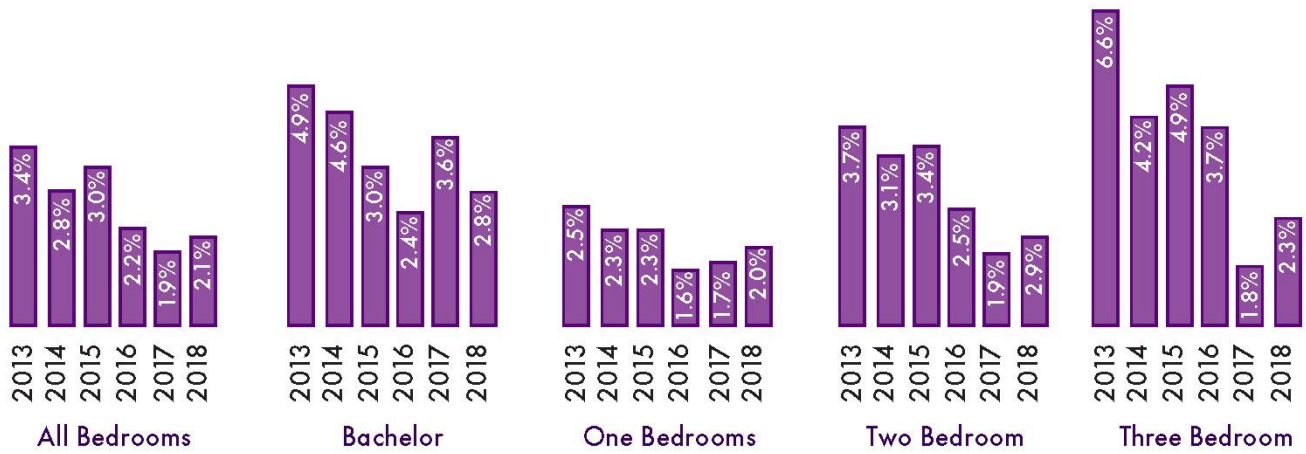


Figure 2: Vacancy Rate by Unit Size (Source: MMAH 2018)

6. Ownership costs for new homes



Single-Detached housing ownership is also increasing in price in the city for new homes.

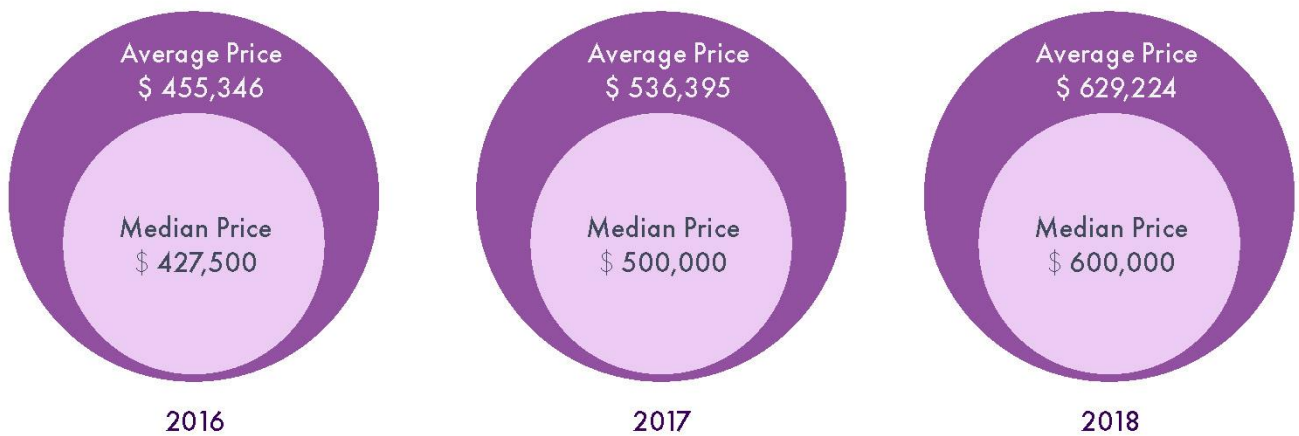


Figure 3: New home costs (Source: CMHC "Housing Now", 2019)

7. Ownership costs for average homes



Average costs of home ownership are also increasing overall (primarily re-sale homes):



Figure 4: Average ownership cost (Source: LSTAR Market Updates)

8. Core Housing Need Overall

The overall core housing need in the City is 13.8% of households; however, based on income levels and rising housing costs, Core Housing Need is higher than average for several household types, including Renter households and One-person households (regardless of tenure).

Household Group	Percentage of Households in Core Housing Need	Number of Households in Core Housing Need
Renter Households	29.7 %	19,050
Owner Households	5.1 %	5,920
Overall Households	13.8 %	24,965
Household Size		
One-person Households	23.8 %	12,670
Households of two or more persons	9.6 %	12,300

Table 6: Core Housing Need (Source: Statistics Canada, Census 2016)

This housing and income information is intended to be illustrative of the housing need in the City of London, and may be updated periodically as part of on-going Community Improvement Plan monitoring and housing monitoring reports and programs.



Section 3

**Affordable Housing
Community
Improvement Project
Area**

Affordable Housing Community Improvement Project Area

The following map (Figure 5) shows the Affordable Housing Community Improvement Project Area. Properties within this area are eligible for program incentive under the Community Improvement Plan. Properties within the Project Area are required to have a Place Type under The London Plan that permits residential land uses to be eligible for any potential incentive programs. Eligibility for incentive programs will also be based upon any specific requirements identified in the Program Guidelines. The Urban Growth Boundary shown in this CIP may be amended from time to time without requirement for an amendment to this Community Improvement Plan.

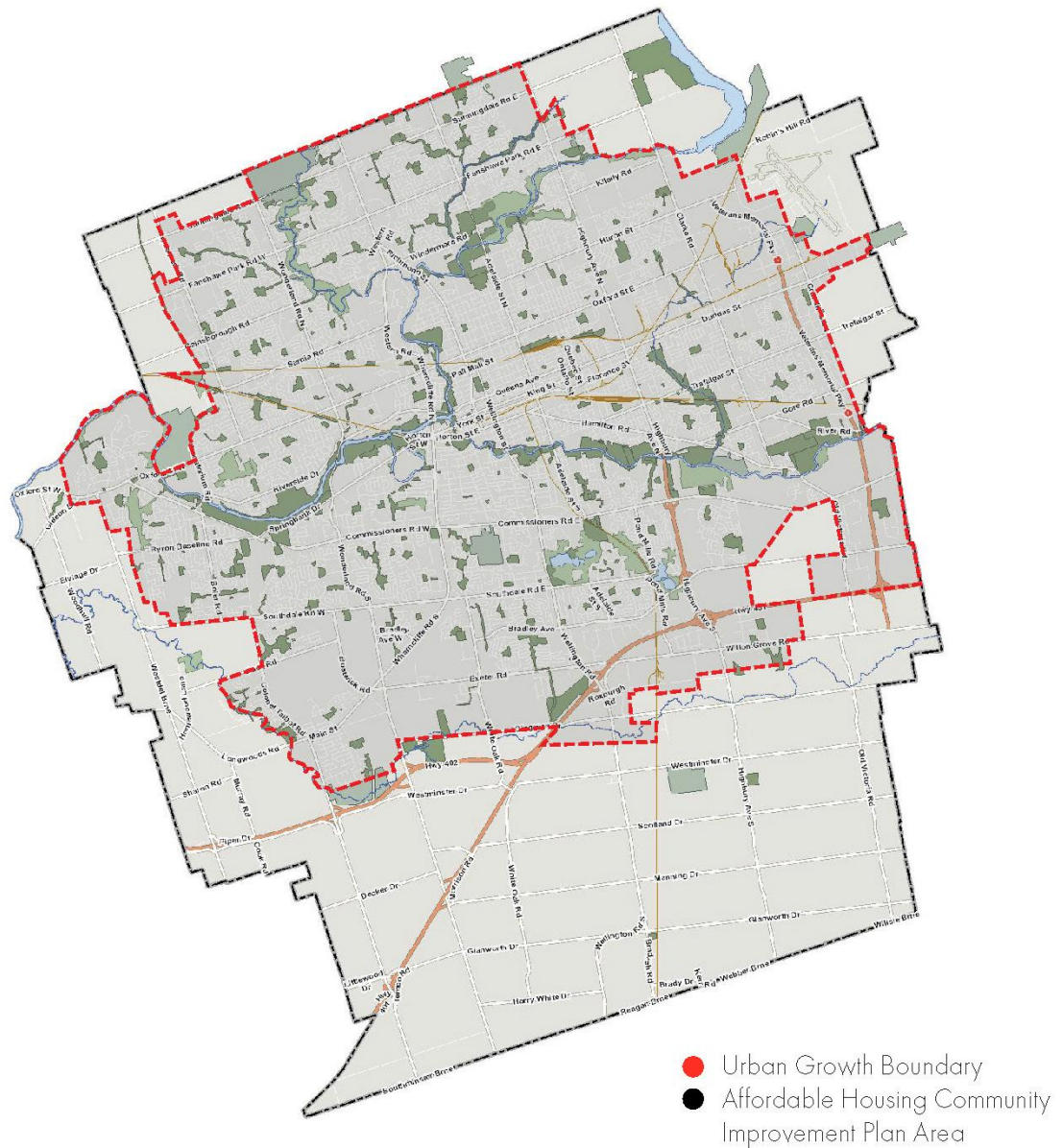


Figure 5: Community Improvement Project Area

An aerial night photograph of a city, likely Pittsburgh, showing a mix of modern and historic architecture. A prominent church with a tall, dark steeple is visible on the right. The city lights are visible in the background, and the foreground shows snow-covered rooftops and trees.

Section 4

Goals, Objectives and Monitoring

Goals, Objectives and Monitoring

Based on the Staff review and findings of the consultation, the goals of the Affordable Housing Community Improvement Plan are to:

- Reduce financial barriers to developing affordable housing units;
- Promote and encourage the creation of new affordable rental units;
- Support implementation of The London Plan, including the Homeless Prevention and Housing section of the Plan;
- Support the policy framework of the Housing Stability Plan by addressing needs in different housing forms and housing options;
- Support the work of community housing providers, including LMCH;
- Promote and encourage the creation and maintenance of mixed-income, complete communities;
- Support opportunities for infill and intensification from small to large scale (i.e. from Additional Residential Units to high-rise apartment forms);
- Assist in the regeneration of aging neighbourhoods and underutilized lands;
- Promote housing retention and promote aging in place; and
- Encourage environmental, social, and financial sustainability for the City and its citizens through strategic City investments in affordable housing initiatives.

Objectives are specific and can measure the accomplishment of a goal. The following objectives are identified as means to achieve the goals based on ongoing monitoring and measurement of the CIP:

- Provide incentives to encourage the creation of more affordable housing units and provide relief from financial barriers to construction of affordable housing;
- Enable the creation of mixed-income buildings and communities (affordable and market);
- Assist in regeneration of community housing by creating more affordable housing supply;
- Evaluate land sales and surplus sites (e.g. closed school sites) for potential acquisition to deliver affordable housing;
- Create affordable units to support the goals of the Housing Stability Plan and The London Plan;
- Create affordable units at various levels of affordability and levels of intensification ('inward and upward' growth).

Monitoring of the CIP will be based on the following sets of measures and indicators, used to evaluate the level of success of meeting the goals and objectives:

Objective	City Lead	Monitoring/Measurements
Provide incentives to encourage creation of affordable housing units and provide relief from financial barriers to development of affordable housing	City Planning;	Number of Affordable projects and number of units created that use the CIP programs (annual); Number of new Additional Residential Units created through program; Vacancy rates; Levels of affordability Average Market Rents vs. Incomes (Census)
Enable creation of more mixed-income buildings and communities	City Planning; HDC London	Number of Affordable projects and mixed-income/mixed-tenure projects created (annual)
Assist in regeneration of community housing by creating more affordable housing supply	LMCH	Number of Community Housing households that leave Community Housing for new "Affordable" units; Number of units made available to new Community Housing residents off of wait list
Evaluate land sales and surplus lands for potential acquisition and development of affordable housing	City Planning; HDC London	Closed school sites evaluated for potential acquisition; Property/Properties acquired for municipal needs (including affordable housing); Number of units created; Lands acquired and sold by City for affordable units
Creating units to support the goals of the Housing Stability Plan and The London Plan (at various scales of intensification/affordable)	Housing; City Planning; LMCH; HDC London	Infill and Intensification projects; New Additional Residential Units; London Plan monitoring/audit; Number of affordable units using energy efficiency (environmental sustainability) and with accessible design (addressing supportive housing and different populations); Levels of affordability;

Table 7: CIP Objectives, City or Agency Lead, and Monitoring Measures



Section 5

**Programs under the
Affordable Housing
Community
Improvement Plan**

Affordable Housing CIP - January 2020

Programs under the Community Improvement Plan

An important part of supporting community improvement for affordable housing is engaging the private sector and not-for-profit organizations who develop residential units. One method of achieving this is by providing financial incentive programs to stimulate private investment in constructing new units and rehabilitation of existing properties and buildings for affordable housing units.

Community Improvement Plans enable municipalities to establish financial incentive programs to target different community needs. In accordance with the Planning Act and the City's Official Plan (The London Plan), the City may offer grants or loans to property owners and tenants to help cover eligible costs and advance community improvement goals. Once a CIP is adopted and approved, City Council is able to fund, and implement financial incentive programs. It is important to note that programs are subject to the availability of funding, and Municipal Council can choose to implement, suspend, or discontinue an incentive program. The Affordable Housing CIP is an enabling document, which means that Municipal Council is under no obligation to implement any part of a CIP including the financial incentive programs.



Recognizing the above community objectives for affordable housing, the incentive programs proposed are:

1. Affordable Housing Development Loan Program

Description:

Providing financial assistance to off-set the up-front costs associated with the development of new affordable housing units. The focus of the program is to encourage private and non-profit housing developers to create new affordable housing units across the city and address other related city-building and strategic objectives.

Funding and Eligibility:

The funding will be in the form of loan program, repayable to the City over a specified number of years, in accordance with the funding and eligibility requirements of the program guidelines.

Duration:

Subject to Municipal Council's direction.

2. Additional Residential Unit Loan Program

Description:

Providing financial assistance to off-set costs associated with creating new additional residential units and to improve the affordability of home ownership.

Funding and Eligibility:

The funding will be in the form of a loan program, repayable to the city over a specified number of years in accordance with the funding and eligibility requirements of the program guidelines.

Duration:

Subject to Municipal Council's direction.

These programs are subject to funding through the City budget and the requirements of each program's guidelines. Council considers funding incentive programs, alongside other priorities, through its Strategic Plan exercise and the four-year Multi-Year Budget process. Program Guidelines identify eligibility criteria for the individual incentive programs.

Council may also identify other incentive programs under this CIP that would support the goals and objectives identified in Section 4. This may include, but is not limited to, programs such as grants or loan programs for building permit or planning application fees (e.g. Zoning By-law Amendment application), parkland dedication fee, rehabilitation/tax programs, or façade or building code upgrade programs. Any new or amended incentive programs that are consistent with the purpose and intent of the Affordable Housing Community Improvement Plan and support the goals and objectives of this CIP may be added and adopted by Municipal Council without amendment to this Plan. The value of any programs prepared under this CIP may be changed by Council to reflect current data as described in Section 2 of this CIP (or in related Housing Monitoring Reports) without amendment to this CIP.

An aerial night photograph of a city, likely Pittsburgh, showing a mix of modern and historic architecture. A large, dark, pointed church steeple is prominent on the right side. The city lights are visible in the background, and snow is visible on the rooftops of buildings in the foreground. A semi-transparent grey box is overlaid on the left side of the image, containing the section title.

Section 6

**Monitoring and
Evaluation**

Affordable Housing CIP - January 2020

Monitoring and Evaluation

Monitoring and evaluation of the programs offered under the Affordable Housing Community Improvement Plan will be ongoing. Monitoring of the programs will occur in parallel to housing monitoring reports that review income levels and housing needs over time. Monitoring will also ensure program compliance for each project, subject to the program guidelines.

Program Monitoring will include the following objectives and targets, measurements (to indicate the success of the programs), and frequency of reporting.

Program Monitoring

Objective	Indicators (to monitor and measure)	Reporting Frequency
Encourage creation of more affordable housing units/provide relief from biggest financial barriers to construction of affordable units (e.g. through incentives)	Number of Affordable projects and number of units created that use the CIP programs; Vacancy rates; Levels of affordability (% of A.M.R.) Average Market Rents vs. Incomes.	Align Reporting with Multi-Year Budget; Five-year reporting through Census
Creation of mixed-income communities	Number of Affordable projects and mixed-income/mixed-tenure projects created (annual)	Annual reporting
Enable creation of more mixed-income communities	Number of Affordable projects and mixed-income/mixed-tenure projects created (annual)	Annual reporting
Assist in regeneration of public housing stock by making available units for new residents into community housing	Number of community housing households who move to Affordable Housing; Number of new community housing households.	LMCH reporting
Evaluate land sales (for affordable housing) and potential acquisitions (of surplus sites)	Property/Properties acquired for affordable housing projects; Number of units created; Lands acquired and sold by City for affordable units	Annual reporting
Creating units to support the goals of the Housing Stability Plan and The London Plan (at various scales of intensification/affordable)	Infill and Intensification projects; New Additional Residential Units; London Plan monitoring; Number of affordable units using energy efficiency and with accessible design; Levels of affordability; Unit sizes vs household sizes	Annual reporting

Affordable Housing CIP Evaluation and Monitoring Report

Housing Monitoring Reports will be prepared regularly by Civic Administration. CIP monitoring reports on the number of applications received and processed for this CIP will be prepared at least every four years, to align with Council's Strategic Planning and multi-year-budget cycle. There is significant need for affordable housing in the City. If monitoring finds programs have been successful, a 'sunset date' may be introduced in future or monitoring may result in specifying unit targets or changes to program guidelines based on changing demographics or other changing housing needs. Based on experience administering other CIPs in London, the time span for monitoring is long enough to:

- Accumulate sufficient information on the uptake and monitoring of the CIP incentive programs;
- Start, build, and assess impacts of individual projects;
- Incorporate projects into staff work plans; and
- Align with the four-year budgeting cycle.



Based on monitoring of housing market trends and affordability, the following actions may occur to ensure the CIP remains responsive to London’s affordable housing needs:

1

Amendment to the Affordable Housing Community Improvement Plan

Changes to any of the content of the CIP, including goals, objectives, and boundaries of project areas or clarifications of the financial incentive programs must follow the process described in the Planning Act. Consequential amendments to The London Plan and/or Zoning By-law may be required.

2

Adjustments to the Financial Incentive Programs

Changes to the terms, conditions, processes, and requirements associated with the financial incentive programs may be made by Municipal Council without the need for a London Plan Amendment or an amendment to the Affordable Housing CIP.

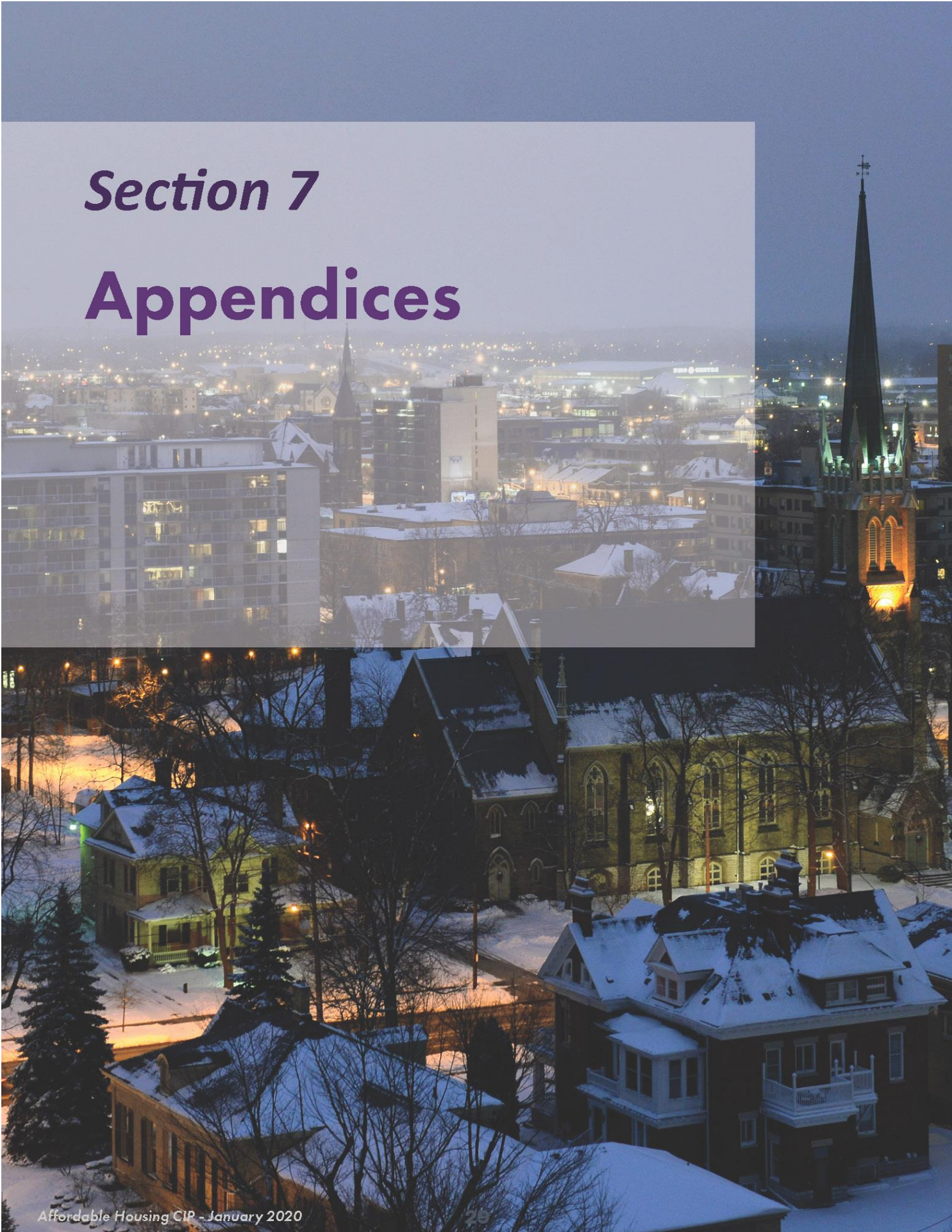
3

Adjustments to Funding

Municipal Council has the authority to approve funding for financial incentive programs specified in London’s Community Improvement Plans and may approve budgets necessary to carry out other CIP actions. Budgets supporting the implementation of the Affordable Housing CIP will be based on multi-year budget requests. Any amendments to approved four year budgets will be made in consultation with the City Treasurer. Program monitoring and evaluation will be undertaken to determine if changes to the programs or funding are required for consideration in future budgets.

Section 7

Appendices



Appendices

Appendix A: Legislation Framework (for Community Improvement Plans)

This section provides a summary of the legislative authority for preparing and adopting the Affordable Housing Community Improvement Plan (CIP).

Municipal Act, 2001

Section 106 (1) and (2) of the Municipal Act, 2001 prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses. This prohibition is generally known as the “bonusing rule”. Prohibited actions include:

- giving or lending any property of the municipality, including money;
- guaranteeing borrowing;
- leasing or selling any municipal property at below fair market value; and,
- giving a total or partial exemption from any levy, charge or fee.

However, Section 106 (3) of the Municipal Act, 2001 provides an exception to this “bonusing rule” for municipalities exercising powers under Subsection 28(6), (7) or (7.2) of the Planning Act or under Section 365.1 of the Municipal Act, 2001. This legislation states that Municipalities are allowed to prepare and adopt Community Improvement Plans (CIPs) if they have the appropriate provisions in their Official Plan.

Subject to Section 106 of the Municipal Act, 2001, Section 107 of the Municipal Act, 2001 describes the powers of a municipality to make a grant, including the power to make a grant by way of a loan or guaranteeing a loan. In addition to the power to make a grant or loan, the municipality also has the powers to:

- sell or lease land for nominal consideration or to make a grant of land;
- provide for the use by any person of land owned or occupied by the municipality upon such terms as may be fixed by council; and,
- sell, lease or otherwise dispose of at a nominal price, or make a grant of, any personal property of the municipality or to provide for the use of the personal property on such terms as may be fixed by council.

Section 365.1 of the Municipal Act, 2001 operates within the framework of Section 28 of the Planning Act. A municipality with an approved community improvement plan in place that contains provisions specifying tax assistance for environmental remediation costs will be permitted to provide said tax assistance for municipal property taxes.

Municipalities may also apply to the Province to provide matching education property tax assistance through the Province’s Brownfields Financial Tax Incentive Program (BFTIP).

Planning Act

The Planning Act sets out the framework and ground rules for land use planning in Ontario, and describes how land uses may be controlled and who may control them. Section 28 of the Planning Act provides for the establishment of Community Improvement Project Areas where the municipality's Official Plan contains provisions relating to community improvement and the Community Improvement Project Area is designated by a by-law pursuant to Section 28 of the Planning Act.

Section 28(1) of the Planning Act, defines a Community Improvement Project Area to mean “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. There are a variety of reasons that areas can be designated as an area in need of community improvement. Criteria for designation includes physical deterioration, faulty arrangement, unsuitability of buildings, and other social or community economic development reasons, including affordable housing.

Section 28(1) of the Planning Act, also defines “community improvement” to mean “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a Community Improvement Project Area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary”.

Once a Community Improvement Plan (CIP) has come into effect, the municipality may:

- i) acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 28(3) of the Planning Act);
- ii) construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28 (6));
- iii) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (Section 28 (6)); and,
- iv) Make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of land and buildings within the Community Improvement Project Area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the Community Improvement Plan (Section 28 (7)).

Eligible Costs - Section 28(7.1)

The Planning Act specifies that eligible costs for the purposes of carrying out a municipality's Community Improvement Plan may include costs related to:

- environmental site assessment;
- environmental remediation; and,
- development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Maximum Amount - Section 28(7.3)

Section 28(7.3) restricts the maximum amounts for grants and loans made under the Planning Act from exceeding the eligible costs defined in the CIP. Specifically, the Planning Act directs that the "total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the Municipal Act, 2001 or section 333 of the City of Toronto Act, 2006, as the case may be, that is provided in respect of the lands and buildings shall not exceed the eligible cost of the Community Improvement Plan with respect to those lands and buildings".

Registration of Agreement - Section 28 (11)

The Planning Act allows the City of London to register an Agreement concerning a grant or loan made under subsection (7) or an Agreement entered into under subsection (10) against the land to which it applies. The municipality shall be entitled to enforce the provisions thereof against any party to the Agreement and, subject to the provisions of the Registry Act and the Land Titles Act, against any and all subsequent owners or tenants of the land.

Tariff of Fees – Section 69

The Planning Act allows the City of London reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to waive all matter of planning application fees to promote community improvement without the use of a CIP. Alternately, a municipality can collect fees and then provide a rebate of fees in the form of a grant through a CIP.



Ontario Heritage Act

The purpose of the Ontario Heritage Act is to give municipalities and the provincial government powers to conserve, protect and preserve heritage buildings and archaeological sites in Ontario. While the Heritage Property Tax Relief Program under Section 365.2 (1) of the Municipal Act, 2001 is designed to assist property owners in maintaining and conserving heritage properties, Section 39 (1) of the Ontario Heritage Act allows the Council of a municipality to make grants or loans (up-front or tax-increment basis) to owners of designated heritage properties to pay for all or part of the cost of alteration of such designated property on such terms and conditions as the Council may prescribe. In order to provide these grants and loans, the municipality must pass a By-law providing for the grant or loan. Grants and loans for heritage restoration and improvement can also be provided under a CIP.

One of the key administrative advantages of Section 39 of the Ontario Heritage Act is that it requires only the passing of a By-law by the local Council rather than the formal public meeting process under Section 17 of the Planning Act required for a CIP. One of the disadvantages of the Ontario Heritage Act is that unlike the Planning Act, it does not allow municipalities to make grants or loans to assignees who wish to undertake heritage improvements (e.g. tenants).

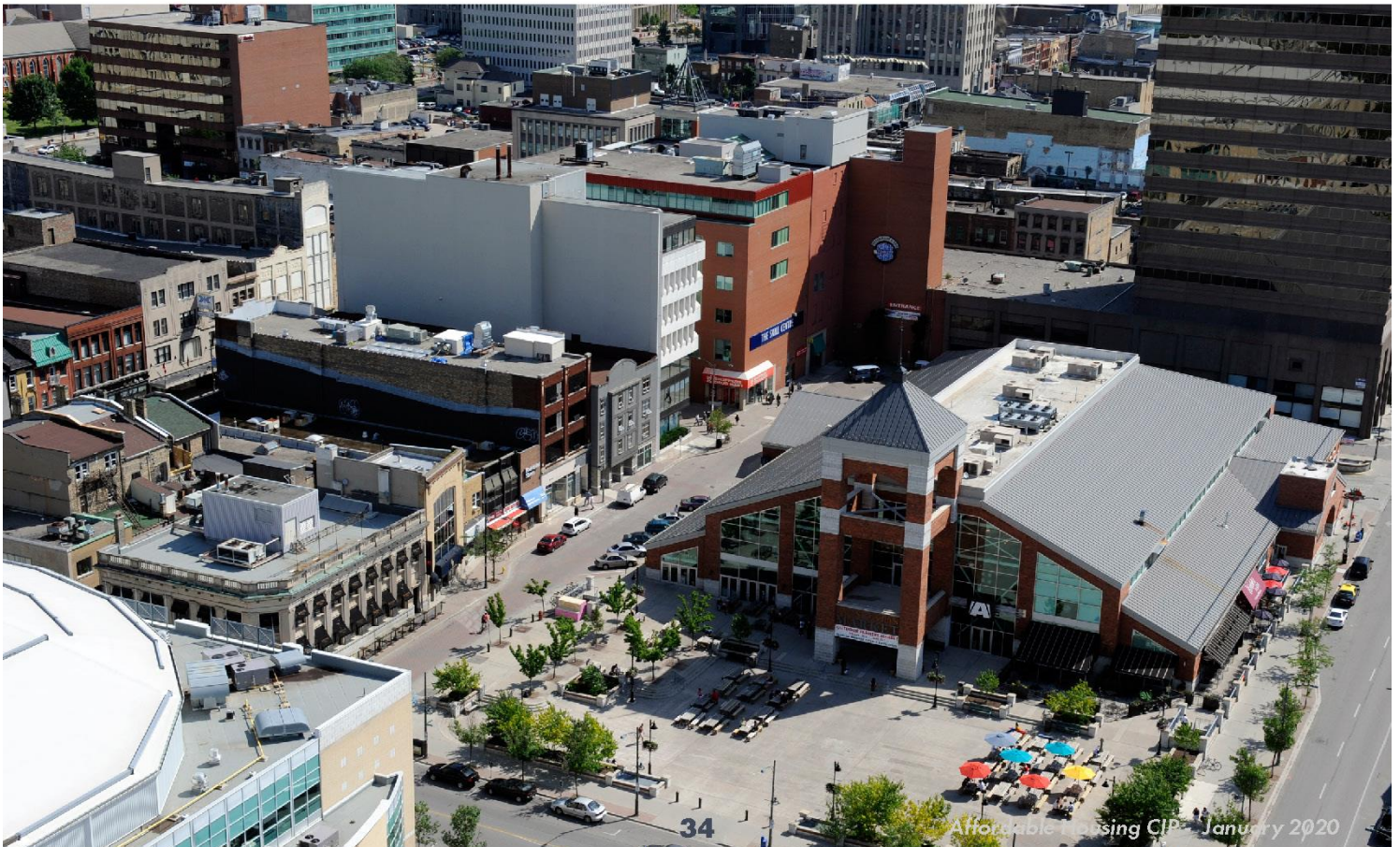
A second advantage of the Ontario Heritage Act is that the interpretation of Section 39 (1) suggests that grants and loans are not restricted to heritage features. Section 39 (1) of the Ontario Heritage Act refers to "...paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the council may prescribe." Consultations with provincial Staff and legal experts have confirmed that this section of the Act does not restrict grants and loans to heritage features.

Section 39 (1) of the Ontario Heritage Act can also be used to provide grants and loans for the undertaking of professional design studies as these can be considered "part of the cost of alteration". A design study is certainly an important precursor to, and key component of any alterations to major heritage features. Section 39 (2) of the Ontario Heritage Act allows the Council of a municipality to add the amount of any loan (including interest) to the tax roll and collect said loan in the same way that taxes are collected, for a period of up to 5 years. This section of the Act also allows the municipality to register the loan as a lien or charge against the land.

Development Charges Act

Section 5 of the Development Charges Act identifies the method for determining a Development Charge, but any resulting shortfall cannot be made up through higher Development Charges for other types of development. This allows municipalities to offer partial or total exemption from municipal Development Charges (also known as a reduction of Development Charges) in order to promote community improvement.

Through Bill 108, the Development Charges Act is changed so that municipalities may only collect Development Charges for a prescribed list of services, such as roads, servicing and infrastructure. Other “soft services” such as parks and community facilities have been removed from Development Charges and added to new “Community Benefit Charges” under the Planning Act. The payment of Development Charges has also changed from the time of building permit issuance to the time of building occupation. The City’s collection of certain Development Charges is also now deferred through installment payments. Non-profit developers of housing will pay their Development Charges over 21 annual installments, and other purpose-built rental buildings (which are not in the non-profit category) will pay the Development Charges over 6 annual installments.



Appendix B: Policy Review

This section provides a summary of the legislative authority for preparing and adopting the Affordable Housing Community Improvement Plan (CIP).

Policy Framework

The London Plan

The London Plan establishes that community improvement project areas can be designated anywhere in the municipal boundary, and that Council may adopt an associated Community Improvement Plan (CIP) for the area to support and achieve community improvement goals. Goals for community improvement are consistent with the focus and goals for Affordable Housing, Intensification, and Urban Regeneration and include: stimulating (re)investment and redevelopment; inspiring appropriate infill; creating and maintaining affordable housing; coordinating planning efforts; improving physical infrastructure; supporting community economic development; preserving neighbourhood and cultural heritage value; and, establishing an improved neighbourhood. The London Plan also identifies that CIPs can provide City Council with the tools to achieve these goals which can include grants, loans and other incentives intended to support community improvement.

CIPs in London

At present, the City Council has adopted eight (8) CIPs. The CIPs are intended to stimulate targeted reinvestment, encourage select infill and intensification opportunities, coordinate planning efforts, preserve neighbourhood and heritage character, enhance industrial and other business opportunities, and aid in the cleanup of contaminated sites. The geographically-based CIPs include: the Airport, Downtown, Hamilton Road, Old East Village and SoHo CIPs; the criteria-based CIPs include the Brownfield, Heritage and Industrial CIPs.



City of London



Affordable Housing Community Improvement Plan

36

Affordable Housing CIP - January 2020

Bill No. 63
2020

By-law No. C.P.-____-____

A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area.

WHEREAS by subsection 28(2) of the *Planning Act*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area as a community improvement project area;

AND WHEREAS subsection 28(4) of the *Planning Act* enables the Council of a municipal corporation to adopt a community improvement plan for a community improvement project area;

AND WHEREAS The London Plan, 2016, the Official Plan for the City of London, contains provisions relating to community improvement within the City of London;

AND WHEREAS the Municipal Council of The Corporation of the City of London has, by by-law, designated a community improvement project area identified as the Affordable Housing Community Improvement Project Area;

AND WHEREAS the Municipal Council of The Corporation of the City of London has, by by-law, adopted the Affordable Housing Community Improvement Plan;

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

1. The Affordable Housing Community Improvement Project Area Financial Incentive Guidelines attached hereto as Schedule "1" and Schedule "2" is hereby adopted;
2. This by-law shall come into effect on the day it is passed.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule “1”

Affordable Housing Community Improvement Plan – Financial Incentive Program Guidelines

This program guideline package provides details on the “Affordable Housing Development Loan Program”, which is a financial incentive program provided by the City of London through the Affordable Housing Community Improvement Plan (CIP).

How to Read this Document

Each financial incentive program has its own specific Purpose and Eligible Improvements. The program guidelines also include Definitions, Eligibility Criteria, Appeal of Refusal Section, Relationship to other Financial Incentive Programs, as well as Monitoring & Discontinuation of Programs.

The document also helps to identify what the responsibility of each stakeholder is in the incentive program process. The initials **PO** indicates the property owner (or authorized agent acting on behalf of the property owner) is responsible for completing that task or action, whereas **CL** indicates that a City of London staff member is responsible.

1. Definitions

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City’s Community Improvement Plans. The person may be the owner of the subject property, or an authorized agent, including a business owner who is occupying space on the subject property or contractor who has been retained to undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Calendar Year – The 12 months of the year commencing January 1 and ending December 31.

CL – Indicates that a City of London staff member is responsible for an identified action.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to an applicant based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the specific scope of approved works that the property owner will undertake in order to receive the grant or loan.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken (e.g. site plan of development)
- Itemized list of specific improvements;
- A cover letter that summarizes the work to be completed;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);
- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Managing Director of Planning and City Planner, or designate.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

Dwelling unit – The definition of Dwelling Unit in the City of London's Zoning By-law will apply to these program guidelines.

Loan Repayments – The total value of the loan repayment made by the applicant to the City at scheduled milestones. The loan agreement includes a loan schedule which provides details on the terms of loan including when loan repayment begins as well as the amount of each repayment installment.

PO – indicates the property owner (or authorized agent acting on behalf of the property owner) is responsible for completing that task or action.

2. Eligibility Criteria for Financial Incentive Programs

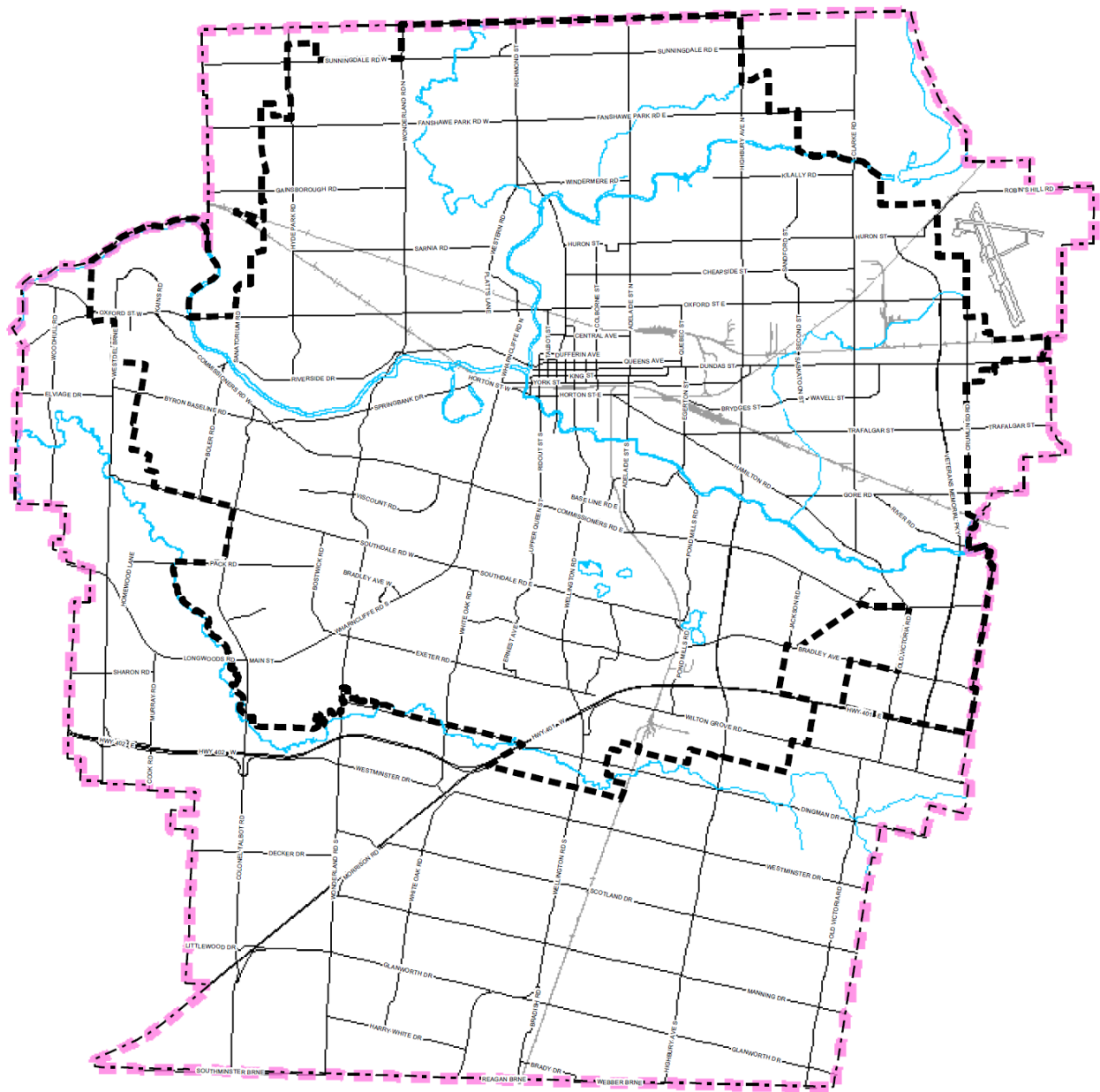
To be eligible for any Financial Incentive Program, the applicant, property and project must meet all conditions detailed in this program description.

Applicant (Property Owner) Considerations

- The applicant must be the registered owner of the property or an authorized agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London realty taxes must be paid in full prior to the loan and/or grant being issued and remain so for the lifetime of the loan;
- The registered owner of the property must have no outstanding debts to the City of London;
- The property owner and/or authorized applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- **The Financial Incentive Programs will not apply retroactively to work completed prior to the approval of the application by the Managing Director of Planning and City Planner, or designate.**

Property Considerations

- The property must be located within the Affordable Housing Community Improvement Project Area as defined in the Affordable Housing Community Improvement Area By-law (see Map #1), which is the municipal boundary of the City of London;
- The property must be located within the Urban Growth Boundary and be on lands that have a Place Type and Zone that permits residential uses;
- There are no City of London Building Division orders or deficiencies on the subject property prior to the loan being issued, unless the deficiencies are to be addressed as part of the eligible works associated with the loan;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example, applications for the Affordable Housing Development Loan and the Upgrade to Building Code Loan if located within a program area identified in another CIP).



Map 1: Affordable Housing Community Improvement Project Area (Pink) and Urban Growth Boundary (Black)

Building Considerations

- Separate applications must be submitted for each *discrete building* on a single property;
- Where the entirety of a multi-unit building, which contains separate dwelling units, are all under the same ownership, (or with condominium status) it will be considered as one building for the purpose of the incentive programs;
- Where a building is within a contiguous group of buildings, a *discrete building* will be interpreted as any structure which is separated from other structures by a solid party wall (and a distinct municipal address);
- Each *discrete building* on each property is eligible for the financial incentive program;
- Each *discrete building* is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans;
- There must be no City of London Building Division orders or deficiencies and no by-law infractions prior to the loan being issued, with the exception that the loan is for eligible works to address identified deficiencies (e.g. fire code or building code), as determined by Staff through the pre-consultation.

3. Application Process

Expression of Interest

PO – It is recommended that the applicant meet with Housing Development Corporation, London (HDC) regarding an expression of interest before any financial incentive application is made to the City of London. While City Planning Staff are often involved in meeting with HDC and an applicant, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

Consultation Phase

Step 1 – PO – The Applicant contacts City of London and/or HDC who will arrange a meeting with Staff to discuss the proposed project, information about incentive programs, provide application form(s) and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Where possible, the City will make appropriate Staff available for this meeting, which may be on-site at the property, where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements, the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (if required) will be required before financial incentive applications are accepted. Discussions with City Staff are encouraged early in the conceptual phase to ensure proposals comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London Staff are also available to help with clarifying/applying for applicable permits.

Step 2 – PO – A *Complete Application* (see Definition Section) for incentive programs is submitted to the City of London.

Step 3 – CL – City of London City Planning Staff will review the application for completeness and inform the applicant in writing that either more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. For the Loan Program, the City's commitment is valid for one year from the date of issuance of the *Commitment Letter*, at which time the first available building permit must be issued and construction begun. The City's commitment applies only to the project as submitted. **PO – Any subsequent changes to the project will require review and approval by appropriate City staff.**

Agreement Phase

Step 4 – PO – The applicant must notify City Planning Staff when the necessary approvals and/or permits have been received for the approved works (e.g. building permit), as identified in the *Commitment Letter* from the City.

Step 5 – CL – The loan agreement will be entered into prior to the first available building permit issuance. Before entering into any loan agreement, City Planning staff must ensure the improvements, as described in the City's *Commitment Letter* and criteria, as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- Obtaining building permits;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City;
- The property owner must not have defaulted on any City loans or grants;

- There must be no outstanding Building Division orders or deficiencies against the subject property.

Step 6 – PO – The applicant will have the security registered on title with their Counsel in the amount of the loan.

Step 7 – CL – City Planning staff will request a cheque, payable to the applicant’s lawyer “in trust”.

Step 8 – CL – When all the documentation is ready City Planning Staff will contact the applicant to arrange for a meeting to sign the documents and provide the applicant with a loan cheque.

Step 9 – City Planning staff will have three (3) original copies of the loan agreement available for signing. One original signed copy is kept by the applicant and two are retained by the City.

Construction Phase

Step 10 – CL – City Planning Staff may visit the subject property and take photographs, both before and after the subject work is completed, to ensure proposed improvements have been completed as described in the application.

Loan Repayment Phase

Full loan repayment can be made at any time without penalty. Loan Repayment is required in three (3) equal installments: first, sixty (60) days after building permit issuance, second at the time the structural framing is complete, and third at the time of building occupancy or ten (10) years after the building permit is issued, whichever is the sooner. If repayment is to vary from this installment schedule, it will be on a schedule that is to the satisfaction of the City Planner and as agreed to by all parties. **PO** – To make a full or partial repayment above the standard installment, please contact City Planning or Accounts Receivable.

PO – Please note that loan cheque distribution cannot occur in December due to financial year-end. Instead all loan cheques requested in the Agreement phase in December will be processed in January.

4. Financial Incentive Approval

Once all eligibility criteria and conditions are met, and provided that funds are available in the supporting Reserve Fund, the Managing Director, Planning and City Planner or designate will approve the incentive application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Loan commitments will be valid for one year and will expire if the building permit is not issued within that time period. The Managing Director, Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year. **PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

5. Additional Rehabilitation and Demolition

Additional work to the interior of the building can be undertaken without City Planning’s approval subject to obtaining a building and/or heritage alteration permit, when required. The loan programs do not impose any specific restrictions on demolition.

6. Inspection of Completed Works

The loan will be paid to the property owner (or designate) at the time of building permit issuance. The applicant is to inform the City when the works are completed and the City will inspect the works completed to verify that the proposed improvements have been completed as described in the application.

7. Incentive Application Refusal and Appeal

If an application is refused, the applicant may, in writing, appeal the decision of the Managing Director, Planning and City Planner to the City Clerk’s Office who will provide direction to have the matter heard before Municipal Council through the Planning and Environment Committee.

8. Relationship to other Financial Incentive Programs

It is intended that the Loan Programs will complement other incentive programs offered by the City of London. Property owners may also qualify for financial assistance under those programs specifically detailed within the program guidelines. However, the funding from these programs cannot be used to subsidize the property owner’s share of the total cost of the loan programs property improvements.

9. Monitoring & Discontinuation of Programs

As part of the program administration, City Planning staff will monitor all of the financial incentive programs. In receiving and processing applications Staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Community Improvement Plan within which the program applies. The City may discontinue the financial incentive programs at any time; however, any existing loan will continue in accordance with the agreement. A program’s success in implementing a Community Improvement Plan’s goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP’s goals and objectives, as noted in the Program Monitoring Data section.

10. Program Monitoring Data and Activity Reports

The following information will be collected and serve as indicators to monitor the Affordable Housing Development Loan Program offered through the Affordable Housing Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met.

Affordable Housing Development Loan Program	<ul style="list-style-type: none"> a) Number of Applications by type (approved and denied); b) Approved value of the loan and the total construction cost (i.e. total public investment and private investment); c) Total Value of Building Permit (if required); d) Number of affordable units created; e) Type of affordable units (bedrooms; building form) f) Level of affordability (relative to Average Market Rent by City quadrant) g) Total Loan Amount; h) Number of loan defaults; i) Cost/Value of loan defaults.
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11. Affordable Housing Development Loan Program – Purpose

The purpose of the Affordable Housing Development Loan Program is to encourage the creation of new affordable rental housing units and to off-set the up-front costs of developing new affordable housing units.

Objectives of this program include encouragement of new affordable units; enabling the creation of more mixed-income buildings (market and affordable

and/or range of affordable); providing opportunities for urban regeneration; and supporting and implementing the policy goals and frameworks of *The London Plan* and the Housing Stability Action Plan.

12. Affordable Housing Development Loan Program – Eligible Works

Eligible works include the following:

- Development, redevelopment, and/or renovation that creates new affordable rental housing units within the identified range of rents relative to Average Market Rent (AMR), per the “Loan Terms” below.
- Works may include deficiencies such as upgrades to meet building code or fire code (in the case of renovations or adaptive re-use projects).
- Loans may be used to off-set development and construction costs of affordable rental housing and may include required City charges such as Development Charges.

13. Affordable Housing Development Loan Program – Works Not Eligible

- Loans will not be granted for the Market Rent units within a mixed (affordable and market) building.
- Loans will not apply retroactively for works undertaken prior to entering the loan agreement.

14. Affordable Housing Development Loan Program – Loan Terms

In addition to the eligible works above, loans require that:

- In mixed (Affordable and Market) rental buildings, only the affordable rental units are eligible for the loan. The loan is per Affordable unit created.
- In buildings with more than ten (10) units there must be mixed affordability (i.e. Affordable and Market Rent units or units with different levels of affordability relative to AMR).
- A minimum of five (5) affordable rental units must be created.
- In mixed buildings of Market and Affordable units, where there are more than ten (10) units in the building, no more than two-thirds (66%) of the units may be affordable units.
- Units must be rented below Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR), based on the average market rent by CMHC Rental Market Zone of the City. If recent, reliable CMHC Rental Market Zone data is unavailable (data more than 1-year old), then the city-wide AMR will be applied to the loan agreement.
- Tenants’ income levels must be verified by landlords through annual occupancy reports.
- Applicants must enter into an agreement registered on title for the affordable units to remain affordable for a minimum “affordability period” of twenty (20) years.
- Loans will be issued at the time of building permit issuance.
- The applicant’s repayment period will begin sixty (60) days after the building permit is issued.
- Loans will be amortized over a ten (10) year repayment schedule.

- If during the repayment period there is a change of Use or if affordable units are converted to market rental rates, the remaining portion of the loan will be required to be repaid immediately.
- There are three (3) levels of loan, as follows:
 - i) \$ 10,000 per unit (LOW)
 - ii) \$ 15,000 per unit (MEDIUM)
 - iii) \$ 20,000 per unit (HIGH)

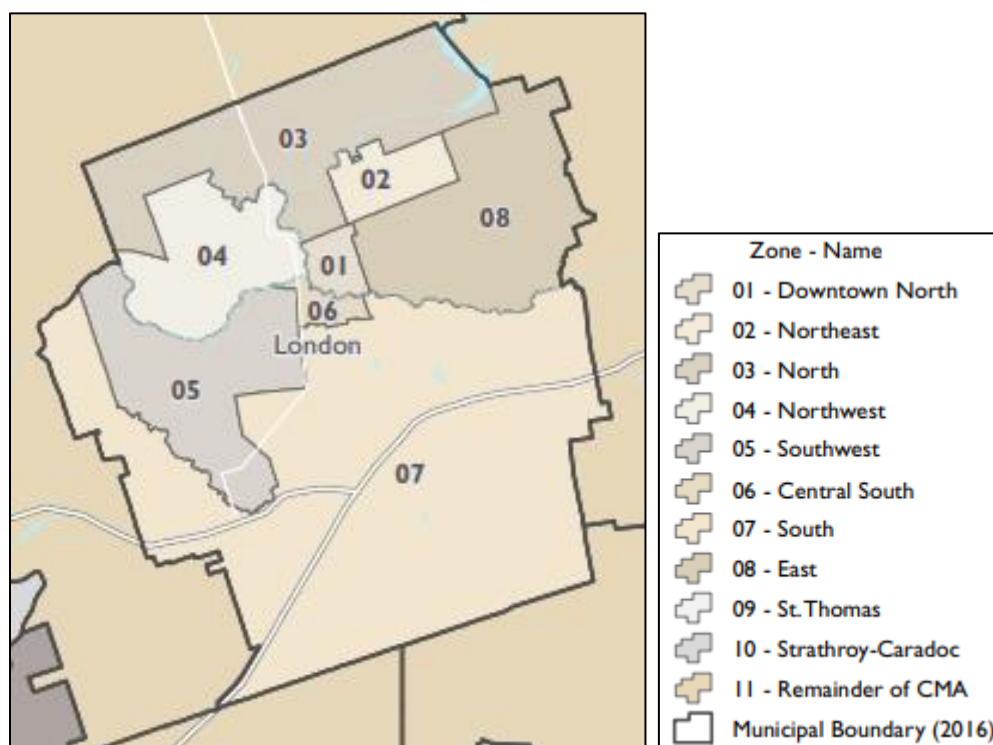
The loan amount will be based upon three factors:

1. The level of affordability of the unit(s) created as a percentage of average market rent (AMR) by City Zones. The “Zones” are the Rental Market Zones of the CMHC’s annual rental market report (see Figure 1 below);
2. Whether the developer pays municipal property taxes; and
3. Geographic location of the affordable rental housing units relative to the City’s growth objectives.

Table 1: Program Levels based on Affordability, Tax, and Geographic Factors

	Do <u>Not</u> Pay Municipal Property Taxes			Do <u>Pay</u> Municipal Property Taxes		
	Downtown, Transit Villages, Rapid Transit Corridor	Sites within Primary Transit Area or any Closed School Site	Other Sites	Downtown, Transit Villages, Rapid Transit Corridor	Sites within Primary Transit Area or any Closed School Site	Other Sites
< 80% AMR	HIGH	HIGH	MEDIUM	HIGH	HIGH	MEDIUM
80-89% AMR	HIGH	MEDIUM	LOW	HIGH	HIGH	MEDIUM
90-99% AMR	MEDIUM	MEDIUM	LOW	HIGH	MEDIUM	LOW

Figure 1: Excerpt from CMHC’s Rental Market Zone Map. Used for Determining Average Market Rent (Source: CMHC, *London CMA Rental Market Report*, 2018)



15. Loan Distribution

The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan, (2) the Loan Agreement has been signed, and (3) the loan amount has been added as an encumbrance on title for repayment. **The City will not provide partial loan amounts or progress payments.**

16. Loan Security and Postponement

Loans will be secured through the registration of an encumbrance placed on property title for the total amount of the loan. The Managing Director, Planning and City Planner or designate may postpone the encumbrance (subordination of an encumbrance to another encumbrance on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City’s encumbrance does not exceed 90% of the appraised value of the property.

17. Loan Agreement

Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses or the unit(s) no longer meeting the affordability requirements of the loan. The agreement shall include the terms and conditions included in the program guidelines.

18. Repayment Provisions

Loan repayments will occur in three (3) equal installments (each is one-third of the value of the loan). The first repayment is due to the City sixty (60) days after issuance of the building permit. The second repayment is due when structural framing is complete, as confirmed by a letter from a Professional Engineer identifying completion. The final installment of the repayment is required at the time of building occupancy or ten (10) years after the date the building permit was issued.

If the repayment schedule is to vary from the schedule identified in the paragraph above, it will be subject to the satisfaction of the City Planner and agreed to by all parties.

If a repayment installment is missed, or an applicant is otherwise found in non-compliance with the terms of their loan agreement, then the City will enter into a protocol for non-compliance, up to and including a power of sale on the encumbrance and the outstanding loan coming due to the City immediately.

19. Transferable Loans

At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Schedule “2”

Affordable Housing Community Improvement Plan – Financial Incentive Program Guidelines

This program guideline package provides details on the “Additional Residential Unit Loan Program”, which is a financial incentive program provided by the City of London through the Affordable Housing Community Improvement Plan (CIP).

How to Read this Document

Each financial incentive program has its own specific Purpose and Eligible Improvements. The program guidelines also include Definitions, Eligibility Criteria, Appeal of Refusal Section, Relationship to other Financial Incentive Programs, as well as Monitoring and Discontinuation of Programs.

The document also helps to identify what the responsibility of each stakeholder is in the incentive program process. The initials **PO** indicates the property owner (or authorized agent acting on behalf of the property owner) is responsible for completing that task or action, whereas **CL** indicates that a City of London staff member is responsible.

1. Definitions

Additional Residential Unit – “ARU”, formerly known as “Secondary Dwelling Unit” is a dwelling unit ancillary and subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof.

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City’s Community Improvement Plans. The person may be the owner of the subject property, or an authorized agent, including a business owner who is occupying space on the subject property or contractor who has been retained to undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Calendar Year – The 12 months of the year commencing January 1 and ending December 31.

CL – Indicates that a City of London staff member is responsible for an identified action.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to an applicant based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the specific scope of approved works that the property owner will undertake in order to receive the grant or loan.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken;
- Itemized list of specific improvements and budget;
- A cover letter that summarizes the work to be completed;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);

- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Managing Director of Planning and City Planner, or designate.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

Dwelling unit – The definition of Dwelling Unit in the City of London's Zoning By-law will apply to these program guidelines.

Loan Repayments – The total value of the loan repayment made by the applicant to the City at scheduled milestones. The loan agreement includes a loan schedule which provides details on the terms of loan including when loan repayment begins as well as the amount of each repayment installment.

PO – indicates the property owner (or authorized agent acting on behalf of the property owner) is responsible for completing that task or action.

2. Eligibility Criteria for Financial Incentive Programs

To be eligible for any Financial Incentive Program, the applicant, property and project must meet all conditions detailed in this program description.

Applicant (Property Owner) Considerations

- The applicant must be the registered owner of the property or an authorized agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London realty taxes must be paid in full prior to the loan and/or grant being issued and remain so for the lifetime of the loan;
- The registered owner of the property must have no outstanding debts to the City of London;
- The property owner and/or authorized applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- **The Financial Incentive Programs will not apply retroactively to work completed prior to the approval of the application by the Managing Director of Planning and City Planner, or designate.**

Property Considerations

- The property must be located within the Affordable Housing Community Improvement Project Area as defined in the Affordable Housing Community Improvement Area By-law (see Map #1), which is the municipal boundaries;
- The property must be located in a Place Type and Zone that permits residential units;
- There are no City of London Building Division orders or deficiencies on the subject property prior to the loan being issued, unless the deficiencies are to be addressed as part of the eligible works associated with the loan;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example,

applications for the Affordable Housing Development Loan and the Upgrade to Building Code Loan if located within a program area identified in another CIP).

Building Considerations

- Separate applications must be submitted for each Additional Residential Unit (ARU) on a single property;
- Each ARU on each property is eligible for the financial incentive program;
- Each ARU is eligible for one loan per new Additional Residential Unit created.
- The Additional Residential Unit must be on the same property as the main dwelling unit.
- There must be no City of London Building Division orders or deficiencies and no by-law infractions prior to the loan being issued, with the exception that the loan is for eligible works to address identified deficiencies (e.g. fire code or building code), as determined by Staff through the pre-consultation.

3. Application Process

Expression of Interest

PO – It is suggested to meet with Housing Development Corporation, London (HDC) regarding an expression of interest before any financial incentive application is made to the City of London. While City Planning Staff are often involved in meeting with HDC and an applicant, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

Consultation Phase

Step 1 – PO – The Applicant contacts City of London and/or HDC who will arrange a meeting with Staff to discuss the proposed project, information about incentive programs, provide application form(s) and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Where possible, the City will make appropriate Staff available for this meeting, which may be on-site at the property, where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements, the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (if required) will be required before financial incentive applications are accepted. Discussions with City Staff are encouraged early in the conceptual phase to ensure proposals comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London Staff are also available to help with clarifying/applying for applicable permits.

Step 2 – PO – A *Complete Application* (see Definition Section) for incentive programs is submitted to the City of London.

Step 3 – CL – City of London City Planning Staff will review the application for completeness and inform the applicant in writing that either more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. For the Loan Program, the City's commitment is valid for one year from the date of issuance of the *Commitment Letter*, at which time the building permit must be issued and construction begun. The City's commitment applies only to the project as

submitted. **PO** – Any subsequent changes to the project will require review and approval by appropriate City staff.

Agreement Phase

Step 4 – PO – The applicant must notify City Planning Staff when the necessary approvals and/or permits have been received for the approved works (e.g. building permit), as identified in the *Commitment Letter* from the City.

Step 5 – CL – The loan agreement will be entered into prior to building permit issuance. Before loan agreement, City Planning staff must ensure the improvements, as described in the City's *Commitment Letter* and criteria, as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- Obtaining building permits;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding Building Division orders or deficiencies against the subject property.

Step 6 – CL – City Planning Staff may visit the subject property and take photographs, both before and after the subject work is completed, to ensure proposed improvements have been completed as described in the application.

Step 7 – PO – Once the works are completed, the applicant will have the security registered on title with their Counsel in the amount of the loan.

Step 8 – CL – City Planning staff will request a cheque, payable to the applicant's lawyer "in trust" and the Document General will place an encumbrance on the property in the amount of the loan.

Step 9 – CL and PO – When all the documentation is ready City Planning Staff will contact the applicant to arrange for a meeting to sign the documents and provide the applicant with a loan cheque. The Property Owner or Applicant will provide the City with the first 12 post-dated repayment cheques at that meeting.

Step 10 – City Planning staff will have three (3) original copies of the loan agreement available for signing. One original signed copy is kept by the applicant and two are retained by the City.

Loan Repayment Phase

Full loan repayment can be made at any time without penalty. **PO** – To make a full or partial repayment above the standard monthly payment, please contact City Planning or Accounts Receivable. Loan repayment will begin 12 months after the loan is issued, subject to section 18 (Repayment Provisions) of these program guidelines. If repayment is to vary from this installment schedule, it will be on a schedule that is to the satisfaction of the City Planner and as agreed to by all parties.

PO – Please note that loan cheque distribution cannot occur in December due to financial year-end. Instead all loan cheques requested in the Agreement phase in December will be processed in January.

4. Financial Incentive Approval

Once all eligibility criteria and conditions are met, and provided that funds are available in the supporting Reserve Fund, the Managing Director, Planning and City Planner or designate will approve the incentive application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Loan commitments will be valid for one year and will expire if the building permit is not issued within that time period. The Managing Director, Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year. **PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

5. Additional Rehabilitation and Demolition

Additional work to the interior of the building can be undertaken without City Planning’s approval subject to obtaining a building and/or heritage alteration permit, when required. The loan programs do not impose any specific restrictions on demolition.

6. Inspection of Completed Works

The loan will be paid to the property owner (or designate) after the subject works are completed. The applicant is to inform the City when the works are completed and the City will inspect the completed works to verify that the proposed improvements have been completed as described in the application.

7. Incentive Application Refusal and Appeal

If an application is refused, the applicant may, in writing, appeal the decision of the Managing Director, Planning and City Planner to the City Clerk’s Office who will provide direction to have the matter heard before Municipal Council through the Planning and Environment Committee.

8. Relationship to other Financial Incentive Programs

It is intended that the Loan Programs will complement other incentive programs offered by the City of London. Property owners may also qualify for financial assistance under those programs specifically detailed within the program guidelines. However, the funding from these programs cannot be used to subsidize the property owner’s share of the total cost of the loan programs property improvements.

9. Monitoring & Discontinuation of Programs

As part of the program administration, City Planning staff will monitor all of the financial incentive programs. In receiving and processing applications Staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Community Improvement Plan within which the program applies. The City may discontinue the financial incentive programs at any time; however, any existing loan will continue in accordance with the agreement. A program’s success in implementing a Community Improvement Plan’s goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP’s goals and objectives, as noted in the Program Monitoring Data section.

10. Program Monitoring Data and Activity Reports

The following information will be collected and serve as indicators to monitor the Additional Residential Unit Loan Program offered through the Affordable Housing Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met.

Additional Residential Unit Loan Program	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Approved value of the loan and the total construction cost (i.e. total public investment and private investment);
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	<ul style="list-style-type: none"> - Total Value of Building Permit (if required); - Number of “additional residential units” created; - Type of “additional residential units” (number of bedrooms; unit locations – accessory structure or main building); - Monthly rental price for the new “additional” unit; - Number of months per year the Additional Residential Unit is occupied; - Total Loan Amount; - Number of loan defaults; - Cost of loan defaults.
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11. Additional Residential Unit Loan Program – Purpose

The purpose of the Additional Residential Unit Loan Program is to address affordability of home ownership and to create more long-term, stable rental housing supply to help address low rental vacancy rates.

Objectives of this program include creation of more mixed-income communities; providing opportunities for urban regeneration and intensification; providing opportunities for aging in place; and supporting and implementing the policy goals and frameworks of *The London Plan* and the Housing Stability Action Plan.

12. Additional Residential Unit Loan Program – Eligible Works

Eligible works include the following:

- Development, redevelopment, and/or renovations that creates new Additional Residential Units.
- Servicing to an Additional Residential Unit located in an ancillary building (e.g. converted garage or gate house).
- Works may include upgrades to meet identified deficiencies, such as Building Code and Fire Code.

13. Additional Residential Unit Loan Program – Works Not Eligible

- Additional rehabilitation, demolition, or interior works in the main dwelling unit but which are outside of an eligible “additional residential unit”.
- Loans will not apply retroactively for works undertaken prior to entering the loan agreement.

14. Additional Residential Unit Loan Program – Loan Terms

In addition to the eligible works above, loans require that:

- The new Additional Residential Unit is required to be within an existing residential building (existing as of the date the by-law adopting the Affordable Housing Community Improvement Plan is passed by Council).
- The Additional Residential Unit is permitted within or on the same property as the existing single or semi-detached home or street townhouse.
- Owner-occupancy is required.
- The Additional Residential Unit must maintain a valid Residential Rental Unit License (RRUL), which must be renewed with the City every year.
- Additional Residential Units that avail of this incentive program are not permitted to be used as short-term rental accommodation such as “airbnb” or similar.
- The loan is issued after the eligible works are completed.

- Repayment begins 12 months after the loan is issued.
- Loans are the lesser of \$20,000 or the cost of eligible works.

15. Loan Distribution

The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan, (2) the Loan Agreement has been signed, and (3) the loan amount has been added as an encumbrance on title for repayment. **The City will not provide partial loan amounts or progress payments.**

16. Loan Security and Postponement

Loans will be secured through the registration of an encumbrance placed on property title for the total amount of the loan. The Managing Director, Planning and City Planner or designate may postpone the encumbrance (subordination of an encumbrance to another encumbrance on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's encumbrance does not exceed 90% of the appraised value of the property.

17. Loan Agreement

Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses or the unit(s) no longer meet eligibility requirements. The agreement shall include the terms and conditions included in the program guidelines.

18. Repayment Provisions

Loan repayments will begin twelve (12) months after the advancement of funds. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by 108 payments. Full repayment can be made at any time without penalty.

If the repayment schedule is to vary from the schedule identified in the paragraph above, it will be subject to the satisfaction of the City Planner and agreed to by all parties.

If a repayment installment is missed, or an applicant is otherwise found in non-compliance with the terms of their loan agreement, then the City will enter into a protocol for non-compliance.

19. Transferable Loans

At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Bill No. 64
2020

By-law No. CPOL.-27(__)-__

A by-law to amend By-law No. CPOL.-27-223, as amended by By-law No. CPOL.-27(a)-397, being "City of London Days at Budweiser Gardens Policy" to provide clarification with respect to the implementation of the 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 Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-27-233, as amended by By-law No. CPOL.-27(a)-397, being "City of London Days at Budweiser Gardens Policy", to provide clarification with respect to the implementation of the Policy.

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

1. By-law No. CPOL.-27-223, as amended by By-law 27(a)-397, being "City of London Days at Budweiser Gardens Policy" is hereby amended by deleting Schedule "A" of the By-law and by replacing it with the attached new Schedule "A".
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "A"



London
CANADA

City of London Days at the Budweiser Gardens Policy

Policy Name: City of London Days at the Budweiser Gardens Policy

Legislative History: Adopted June 13, 2017 (By-law No. CPOL.-27-223); Amended July 24, 2018 (By-law No. CPOL.-27(a)-397)

Last Review Date: January 20, 2020

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 This policy establishes the general guidelines for utilization of up to five (5) City of London Days at the Budweiser Gardens for community-sponsored events on a "rent-free basis" provided the City or event sponsor pay for all direct and out-of-pocket expense incurred by the London Civic Centre Corporation.

2. Definitions

- 2.1 Not applicable.

3. Applicability

- 3.1 This policy applies to event(s) which meet the eligibility criteria set out in this policy.

4. The Policy

4.1 Eligible Events

The following types of events will be eligible:

- a) City of London-sponsored events such as opening ceremonies for sporting events and major community celebrations, which have not previously used the facility in accordance with normal rental or use arrangements.
- b) Major not-for-profit, sporting or civic events which are events of a local, community-wide nature and have a direct benefit to the London community.

4.2 Maximum Event Days

- a) The City is limited to five event days each calendar year.
- b) No group or organization can have more than one event day per calendar year.
- c) No group or organization can have more than two event days over a five-year consecutive period, with the exception of the annual United Way Harvest Lunch and Campaign Kick-Off, unless an exemption is approved by the Municipal Council due to unique circumstances.

4.3 Event Dates

The City of London shall provide sixty (60) days prior notice to Budweiser Gardens for use of the facility for a community-sponsored event, and the date of the event may not conflict or compete with events previously arranged or booked by Budweiser Gardens.

4.4 Requirements of User Groups

- a) The user group will be responsible for all direct and out-of-pocket expenses which are incurred.

- b) The user group organization will be responsible for entering into an agreement with the Budweiser Gardens for use of the facility and all obligations arising from that agreement.
- c) The user group or organization will be responsible for all advertising, sponsorship and ticketing for the event subject to any conditions set out by the Budweiser Gardens.

4.5 Administration of Policy

The City Clerk will administer the City of London Days at the Budweiser Gardens Policy, with the exception of those circumstances outlined in section 4.2 c) of this Policy.

Bill No. 65
2020

By-law No. CPOL.-_____ - _____

A by-law to enact a new Council Policy entitled “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions” to provide clarity with respect to the selection and recommendation process for appointment of Members to various Committees, Civic Boards and Commissions.

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

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

AND WHEREAS section 244 of the *Municipal Act, 2001* provides that except as provided in sections 233 and 238 of the *Municipal Act, 2001*, no vote shall be taken by ballot or by any other method of secret voting, and every vote so taken is of no effect;

AND WHEREAS the Municipal Council wishes to enact a new Council Policy entitled “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions” to provide clarity with respect to the selection and recommendation process for appointment of Members to various Committees, Civic Boards and Commissions;

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

1. The Council Policy entitled “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions”, attached hereto as Schedule “A” is hereby adopted.
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

SCHEDULE "A"

Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions

Policy Name: Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions Policy

Legislative History: N/A

Last Review Date: October 21, 2019

Service Area Lead: City Clerk

1. Policy Statement

- 1.1 The City of London is committed to ensuring the appointment of qualified candidates to boards, commissions and committees in a manner that is open, transparent, and equitable. This policy outlines the selection process by which candidates to fill a position on a board, commission or committee are selected for recommendation.

2. Definitions

For the purposes of this policy:

- 2.1 **"Absolute Majority"** – means fifty percent plus one (50% +1) of the available votes.
- 2.2 **"Clerk"** – means the City Clerk of the City of London, or designate.
- 2.3 **"Committee"** – means the Standing Committee responsible for recommending appointments for consideration by the Municipal Council or, in applicable circumstances, the Municipal Council.
- 2.4 **"Qualified Candidate"** – means an individual who has expressed an interest in filling a vacant position on a board, commission or committee and meets the relevant membership requirements.
- 2.5 **"Qualified Voter"** – means a member of the Committee or, in applicable circumstances, Municipal Council, qualified to make the appointment recommendation(s) to the Municipal Council.

3. Applicability

- 3.1 The policy shall apply to Committee members.

4. General

- 4.1 The names of candidates who have expressed an interest in filling a vacancy or a position to which the Municipal Council appoints members shall be placed on an agenda for consideration and a selection process to recommend a candidate to fill the position(s) shall be conducted in accordance with this policy.

5. Appointments

- 5.1 Appointments for boards, commissions and all committees to which Council appoints members shall be recommended for consideration in accordance with the Council Procedure By-law and the relevant terms of reference, policy or by-law for that board, commission or committee.
- 5.2 Advisory Committee appointments occurring mid-term shall be recommended for consideration in accordance with the Council Policy "General Policy for Advisory Committees".
- 5.3 Prior to making a recommendation for appointment to Municipal Council, Committee may utilize the selection process detailed in this policy to short-list applicants for further consideration via a formal interview process.

6. Selection Process

- 6.1 Qualified candidates will be placed on a Committee Agenda as a slate for consideration by the Committee.

- 6.1.1 In accordance with the Council Procedure By-law, in the year of a municipal election, the Striking Committee shall meet to make recommendations for initial Qualified Candidate appointments to boards, commissions and advisory committees and shall submit its recommendations to the new Municipal Council through the Strategic Priorities and Policy Committee.
- 6.2 The Committee may, by consensus, accept a slate for the recommendation of Qualified Candidate(s) to fill the position(s).
- Every effort shall be made to achieve consensus amongst Committee Members on recommended appointments. The Clerk shall assist in the process by displaying a slate of potential appointees to each vacancy, and by amending that slate as consensus is achieved.
- In the event consensus is achieved, the Chair shall immediately call for a motion to recommend the appointment for the candidates' for which consensus was reached.
- 6.3 Where the number of candidates recommended for appointment exceeds the number of positions available, all potential appointees' names for whom consensus has not been reached shall be listed in alphabetical order on a ballot and a selection process shall be conducted in accordance with the procedure outlined in this policy.
- 6.4 Voting - one (1) position to be filled
- Where there is one (1) position to be filled and the number of candidates recommended for appointment exceeds one (1), the following procedure shall be followed, for as many voting rounds as necessary:
- 6.4.1 Each Qualified Voter on the Committee may vote for one (1) candidate to be recommended for appointment. All votes will be tabulated electronically by the Clerk.
- 6.4.2 The candidate that receives an Absolute Majority of the available votes shall be recommended for appointment.
- 6.4.3 If after the first round of counting, one candidate does not receive an Absolute Majority of available votes, the candidate(s) who received the least amount of votes and those with zero votes are removed from the slate and the vote is held again until one candidate to be recommended for appointment receives an Absolute Majority of the available votes.
- 6.5 Voting – more than one (1) position to be filled
- Where the number of positions to be filled is greater than one (1) and the number of candidates recommended for appointment exceeds the number of positions available, the following procedure shall be followed, for as many voting rounds as necessary:
- 6.5.1 Each Qualified Voter on the Committee may vote for as many candidates for a position as there are positions to be filled, but may only vote once for each candidate. All votes will be tabulated electronically by the Clerk.
- 6.5.2 All candidates run against each other in a race for the required number of positions to be filled.
- 6.5.3 After the first round of counting, candidates with the least amount of votes and those with zero votes will be removed from the slate, and the vote is held again for all positions until the number of candidates left on the ballot equals the number of positions to be filled.
- 6.5.4 After all voting rounds have completed, the candidates that remain shall be recommended for appointment, up to the required number of positions to be filled.
- 6.6 Resolution of tie – recommended candidate
- In the event of a tie between two or more candidates who receive the same number of votes and cannot both or all be appointed to the position(s), the

following procedure shall be followed with any modifications the Committee deems necessary:

- 6.6.1 A run-off vote between the tied candidates shall be conducted and tabulated electronically. The candidate(s) that receive(s) the most votes in the run-off shall be recommended for appointment.
- 6.6.2 In the event of a tie between the same two or more candidates in a run-off vote, the tie will be resolved by lot as follows and the candidate chosen by lot shall be declared eligible for recommendation:
 - a) The Clerk shall, in full view of the Committee, write the name of each tied candidate on a similar size paper, fold the papers with each candidate's name in two (2) equal parts and deposit these papers, in full view of all persons present, in an open-end box.
 - b) The Clerk shall ensure that the contents have been displaced sufficiently, and proceed to draw name(s) for the purpose of determining the candidate(s) who shall be recommended for appointment.
- 6.7 If it becomes apparent by reason of an equality of votes that no candidate can obtain sufficient votes to be recommended for appointment by the Committee, the Committee may repeat the selection process detailed in this policy with any necessary modifications in order to make a recommendation for appointment.
- 6.8 If it becomes impractical to tabulate the votes electronically, the selection process may be conducted and recorded manually in accordance with this Policy. The manual process shall follow the procedures outlined in sections 6.4 to 6.8 of this Policy, to the extent possible.
- 6.9 Once the number of candidates recommended for appointment equals the number of vacancies to be filled, the Chair shall immediately call for a motion to recommend the selected candidates for appointment.
- 6.10 The Clerk shall record the result and shall record how each Committee member voted in the selection process, and shall form a part of the public record.

Bill No. 66
2020

By-law No. L.S.P.- ____ - ____

A by-law to expropriate lands in the City of London, in the County of Middlesex, for the Wharncliffe Road South Road Widening and Improvements project between Beecher Street and Springbank Drive.

WHEREAS the Municipal Council of The Corporation of the City of London, as Approving Authority, pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, at its meeting held on June 18, 2019, approved the expropriation of the lands and premises hereinafter described in attached Schedule "A" of this by-law:

AND WHEREAS the said Approving Authority has directed that its Certificate of Approval be issued in the prescribed form;

AND WHEREAS The Corporation of the City of London, as Expropriating Authority, at its meeting held on June 18, 2019, accepted the recommendation of Approving Authority;

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

1. The lands described in attached Schedule 'A' of this by-law be, and the same, are hereby expropriated pursuant to the *Expropriations Act, R.S.O. 1990, c. E. 26*, and the *Municipal Act, 2001, S.O. 2001, c. 25* as amended.
2. The appropriate municipal officials are authorized and directed to take all proper and necessary steps and proceedings including the employment of valuers, to settle by arbitration or otherwise, the amount of compensation to be paid in respect of the expropriation of the said lands, providing that the amount of compensation shall not be reached by agreement unless adopted and approved by the Municipal Council of The Corporation of the City of London.
3. The appropriate municipal officials are authorized and directed to prepare a plan or plans, as necessary, showing the lands to be expropriated for registration in the appropriate Registry of Land Titles Office, and the Mayor and the Clerk are authorized and directed to sign the plan of expropriation, all pursuant to the *Expropriations Act*.
4. The appropriate municipal officials are authorized and directed to execute and serve the Notice of Expropriation and the Notice of Possession pursuant to the *Expropriations Act*.
5. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – January 28, 2020
Second reading – January 28, 2020
Third reading – January 28, 2020

Schedule "A"
to By-law L.S.P.- ____ - ____

Description of the Lands to be Expropriated

The following lands are required in fee simple:

- Parcel 4: Part of Lots 18 and 19, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-20264 being part of PIN 08323-0046(LT)
- Parcel 5: Part of Lot 18, Registered Plan 26(4th) in the City of London, County of Middlesex designated as Part 4 on Plan 33R-20264 being part of PIN 08323-0045(LT)
- Parcel 7: Part of Lots 17 and 18, Registered Plan 427(4th) in the City of London, County of Middlesex being all of PIN 08324-0002(LT)
- Parcel 8: Part of Lot 4 and all of Lot 5, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 1 and 2 on Plan 33R-20265 being all of PIN 08256-0225(LT)
- Parcel 9: Part of Lot 4, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 3 and 4 on Plan 33R-20265 being all of PIN 08256-0224(LT)
- Parcel 10: All of Lot 3, West of Wharncliffe Rd, Registered Plan 63(4th) in the City of London, County of Middlesex designated as Parts 5 and 6 on Plan 33R-20265 being all of PIN 08256-0223(LT)
- Parcel 11: Part of Lots 3 and 4, Registered Plan 288(4th) in the City of London, County of Middlesex designated as Part 8 on Plan 33R-20265 being part of PIN 08324-0124(LT)

* Parcels 1, 2, 3 and 6 obtained and closed amicable agreements.

Bill No. 67
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 Tillmann 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 Tillmann Road, namely:

Part of Block 141 on Registered Plan 33M-621 in the City of London and County of Middlesex, designated as Parts 1, 2 and 3 on Reference Plan 33R-20570; and

Part of Lot 78, Concession East of the North Branch of the Talbot Road, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 8, 9, 12, 13, 16 and 19 on Reference Plan 33R-20570; and;

All of Block 142 on Registered Plan 33M-621 in the City of London and County of Middlesex.

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

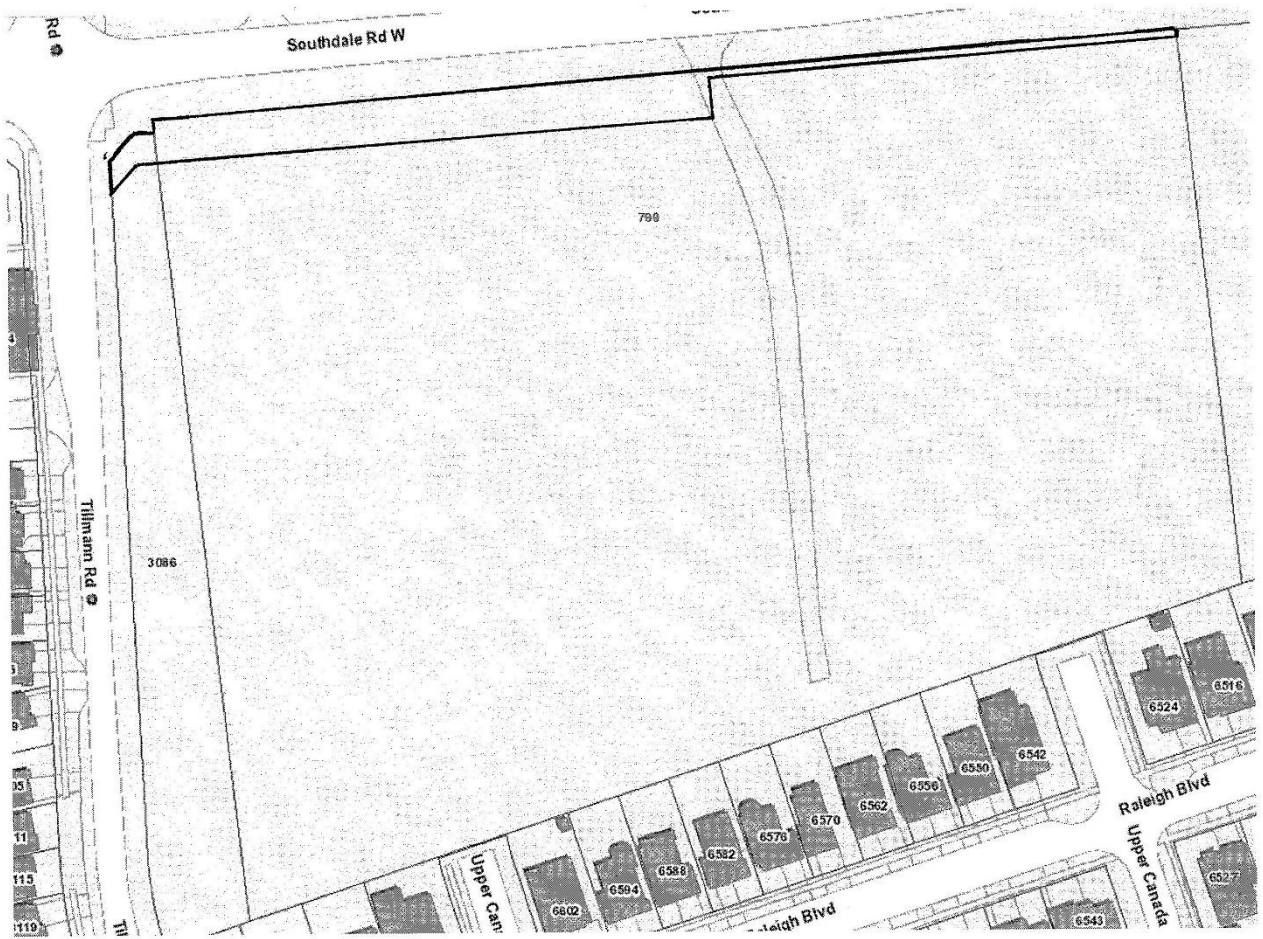
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading - January 28, 2020
Second Reading - January 28, 2020
Third Reading - January 28, 2020

LOCATION MAP



 SUBJECT LANDS

Bill No. 68
2020

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Claybar Subdivision,
Phase 3 Stage 3; 33M-676)

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 3
Stage 3;

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 3 Stage 3; 33M-676
Auburn Developments – Steve Stapleton

Wateroak Drive – from Sedgefield Row to West limit of Plan
Block 204 – All (Stormwater works)
Block 205 – Walkway
Parts 11 & 12 within 33R-18005

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 20, 2019 to December 21,
2020.

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

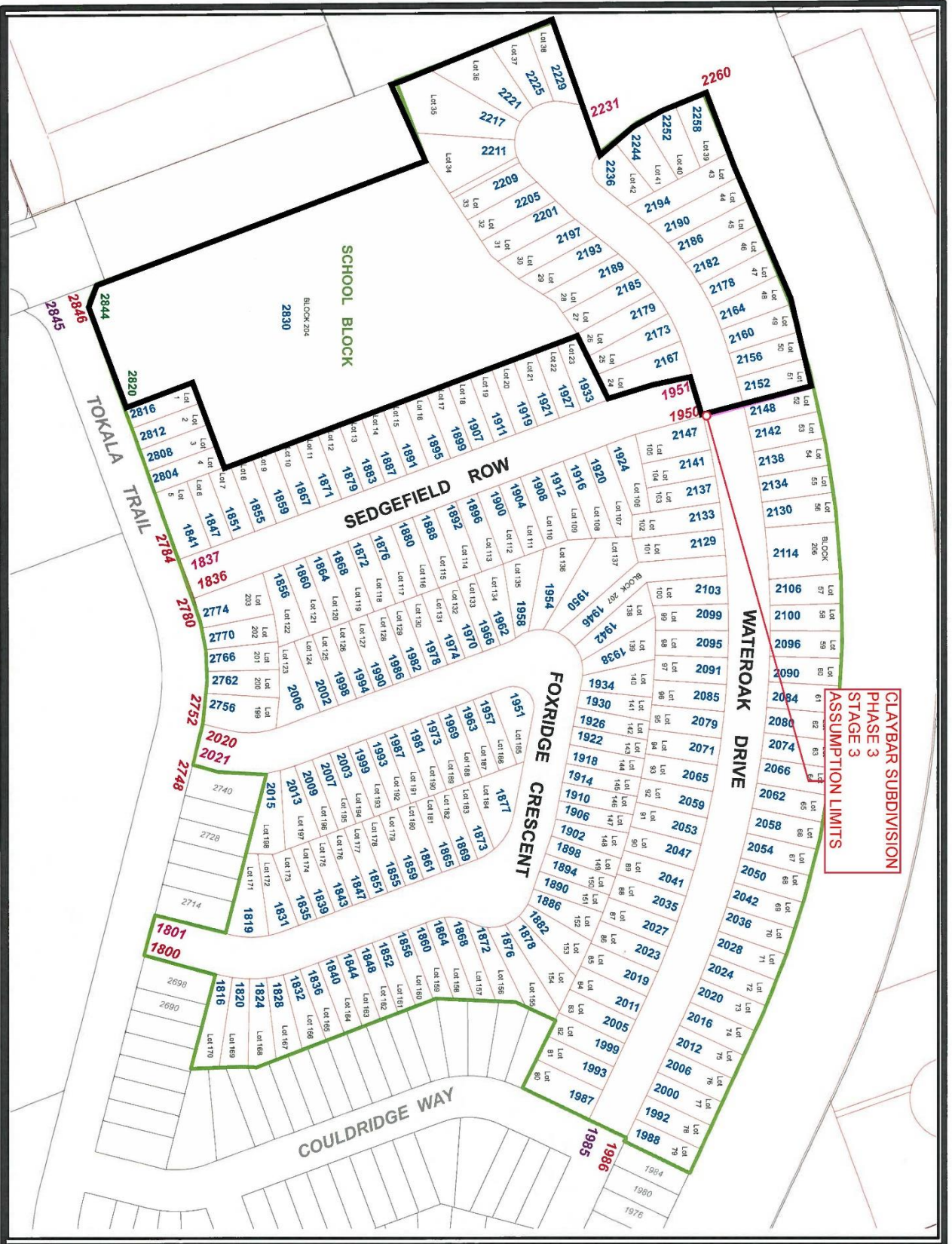
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Assumption Limits



CLAYBAR SUBDIVISION
PHASE 3
STAGE 3
ASSUMPTION LIMITS

CITY OF LONDON
 Municipal Address Assignment
 Claybar Developments
 39T-04503
 Phase 3

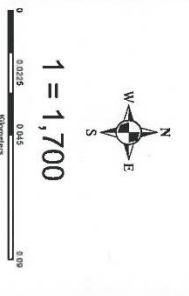
33M-676
 Registered November 3, 2014

- LEGEND**
- 1989 MUNICIPAL ASSIGNED ADDRESS
 - 1982 ALTERNATIVE MUNICIPAL ADDRESS
 - 1982 EVEN ADDRESS RANGE
 - 1993 ODD ADDRESS RANGE
 - 1971 STREET NAMES / LOT/BLOCK NUMBERS
 - 1986 BLOCK FACE ADDRESS RANGE

NOTE: When a corner lot exists with an Alternative Municipal Address, confirmation of municipal address assignment must be obtained from Development Services prior to the submission of any application for a building permit.

PLANNING DIVISION
 MUNICIPAL NUMBERS
 ASSIGNED BY

 DATE: November 25, 2014
 NUMBERS SUBJECT TO CHANGE
 BY MUNICIPALITY



PREPARED BY: F. Gault
 DEVELOPMENT SERVICES
 PROJECT LOCATION: (ARCVIEW)
 E:\Planning\Projects\Phase3\address\39T04503\39T04503_3

39T-NUMBER: 39T-04503
 39T-PLAN NUMBER: 33M-676
 39T-INTERVAL NUMBER: 4.5 m
 39T-LAYOUT NUMBER: CLAYBAR PHASE 3

Bill No. 69
2020

By-law No. S.-____-____

A by-law to assume certain works and services
in the City of London. (Westfield Subdivision,
Phase 1; Plan 33M-700)

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 Westfield Subdivision Phase 1;

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:

Westfield Subdivision, Phase 1; Plan 33M-700
Kenmore Homes (London) Inc. – Jim Kaufman

Emma Chase – All
Finley Crescent – All
Noah Bend – All
Blocks 59 & 60 – Parkland

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 18, 2019 to December 19,
2020.

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

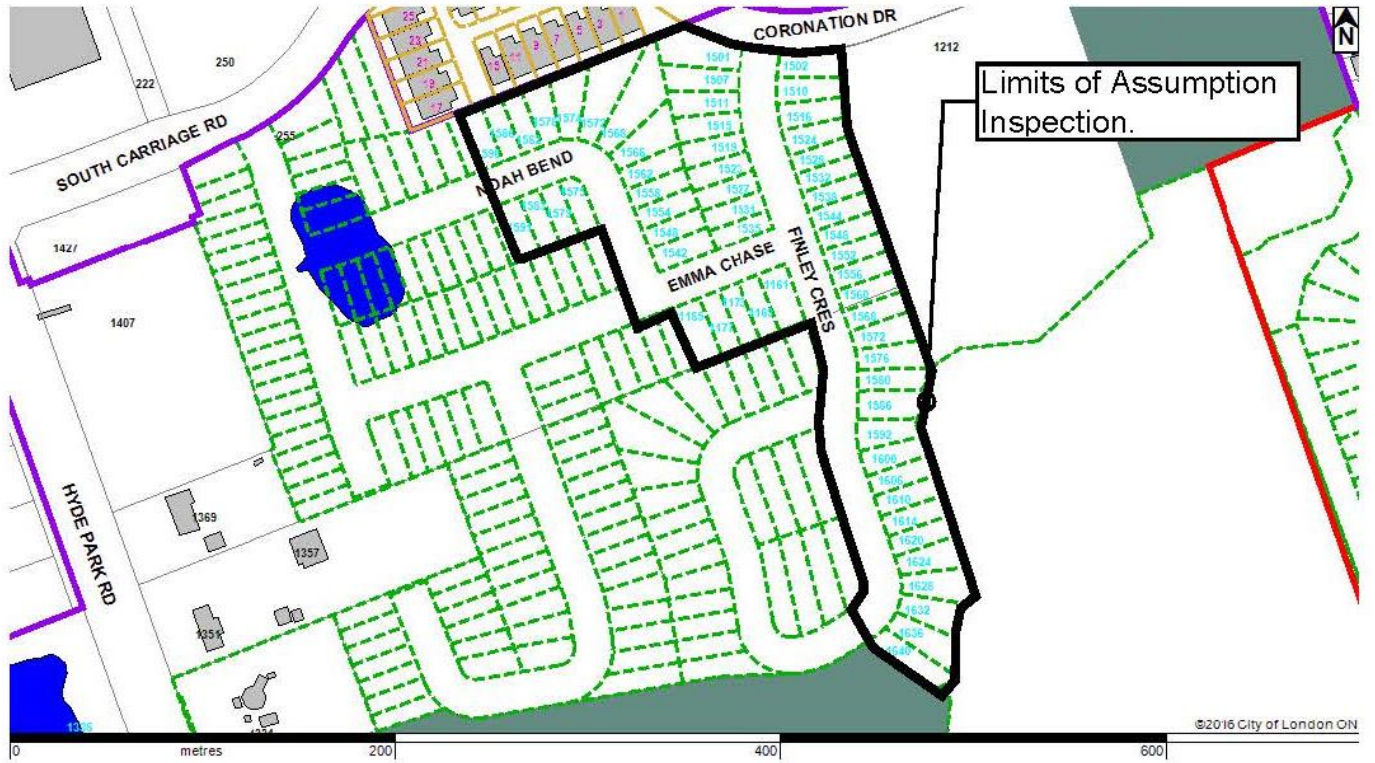
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Assumption Limits



33M-700 - Bierens (Westfield) Subdivision
Conditional Approval Inspection Limits
Emma Chase - All;
Finley Place - All;
Noah Bend - All;
Blocks 59 & 60 - Parkland;
External Works - Coronation Drive - All;

Bill No. 70

2020

By-law No. S.- ____ - ____

A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 1A; 33M-458)

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 Talbot Village Subdivision Phase 1A; Plan 33M-458;

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:

Talbot Village Subdivision Phase 1A; Plan 33M-458
Speyside East Corporation – Michael Frijia

Raleigh Boulevard – 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 January 9, 2020 to January 8, 2021.

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

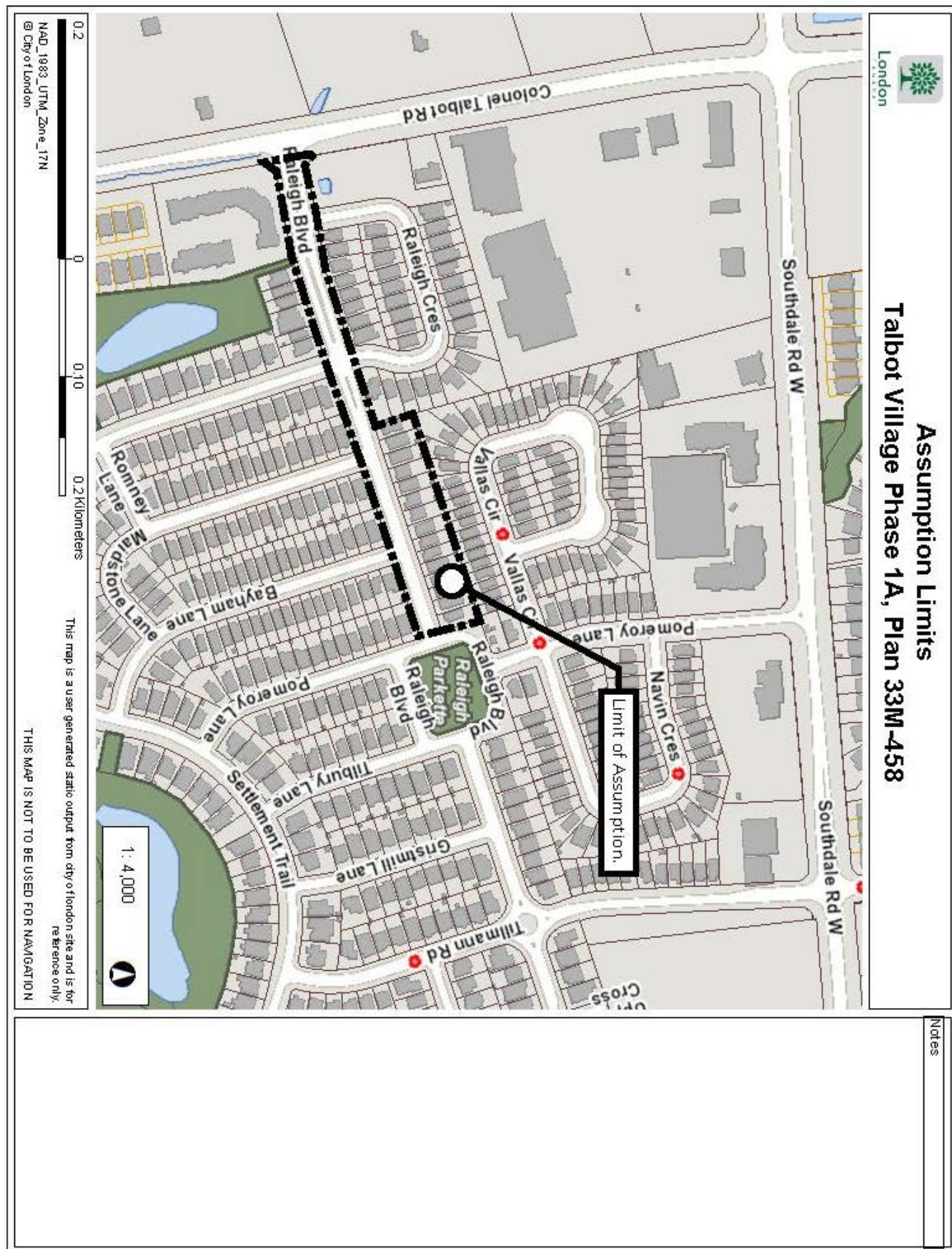
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020

Assumption Limits



Bill No. 71
2020

By-law No. S.-_____-____

A by-law to assume certain works and services
in the City of London. (Talbot Village
Subdivision Phase 2; 33M-624)

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 Talbot Village Subdivision Phase
2; Plan 33M-624;

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:

Talbot Village Subdivision Phase 2; Plan 33M-624
Speyside East Corporation – Michael Frijia

Settlement Trail – from Tillman Road to East Limit of Plan;
Old Garrison Boulevard – All;
Crane Avenue – All;
Vanderliner Parkette Block 172 – All;
Open Space Block 176 – 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 January 9, 2020 to January 8, 2021.

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

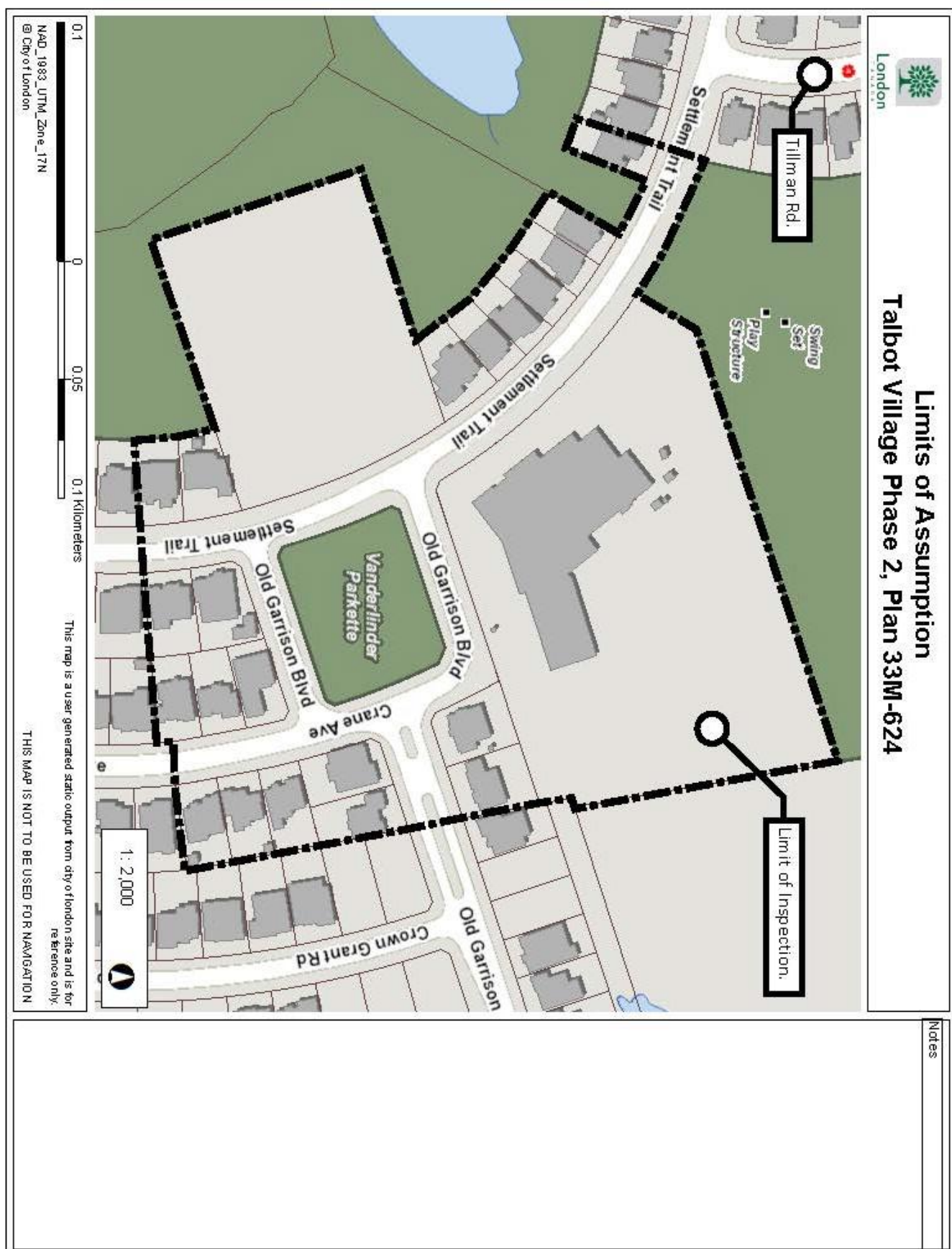
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Assumption Limits



Bill No. 72
2020

By-law No. W.-_____ -____

A by-law to repeal by-law No. W.-5650-224
entitled, “A by-law to authorize the Southwest
Capacity Improvement (Project No. ES5263)”

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

1. By-law No. W.-5650-224 entitled, “A by-law to authorize the Southwest Capacity Improvement (Project No. ES5263)” passed by Municipal Council on July 30, 2019 is hereby repealed.
2. This by-law comes into force on the day it is passed.

PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Bill No. 73
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 lands located at 1820 Canvas Way.

WHEREAS 2584857 Ontario Inc. has applied to remove the holding provisions from the zoning for the lands located at 1820 Canvas Way, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1820 Canvas Way, as shown on the attached map, to remove the "h" holding provisions so that the zoning of the lands as a Residential R5/R6 Special Provision (R5-3(14)/R6-5(21)) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

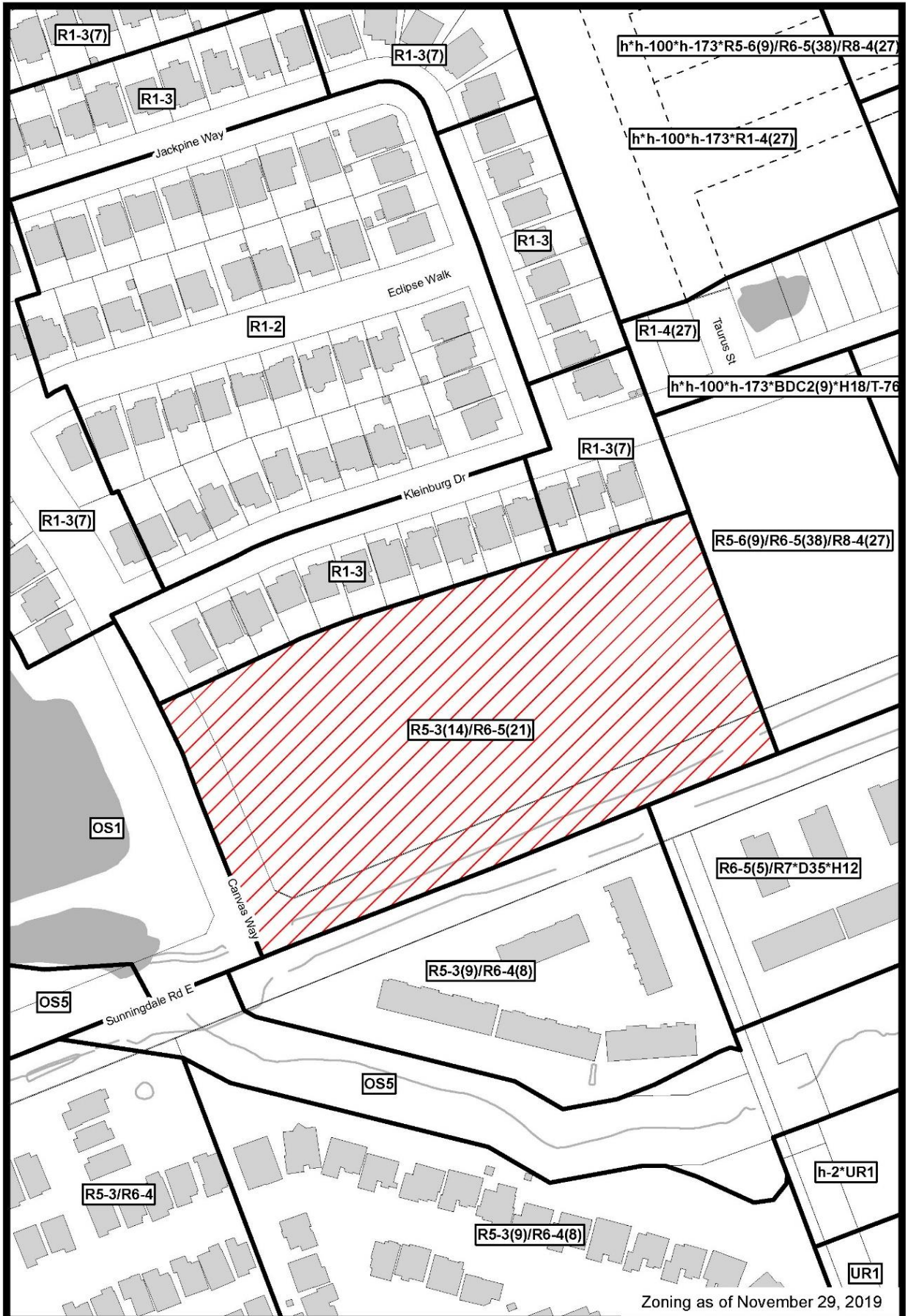
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

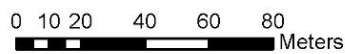
Schedule "A"



File Number: H-9146
 Planner: MC
 Date Prepared: 2019/12/17
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000



Bill No. 74
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 lands located at 2671 - 2695 Kettering Place.

WHEREAS Sifton Properties Limited has applied to remove the holding provision from the zoning on lands located at 2671 - 2695 Kettering Place, legally described as Lots 1 to 5 Plan 33M-773, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2671 to 2695 Kettering Place, legally described as Lots 1 to 5 Plan 33M-773, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-3) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

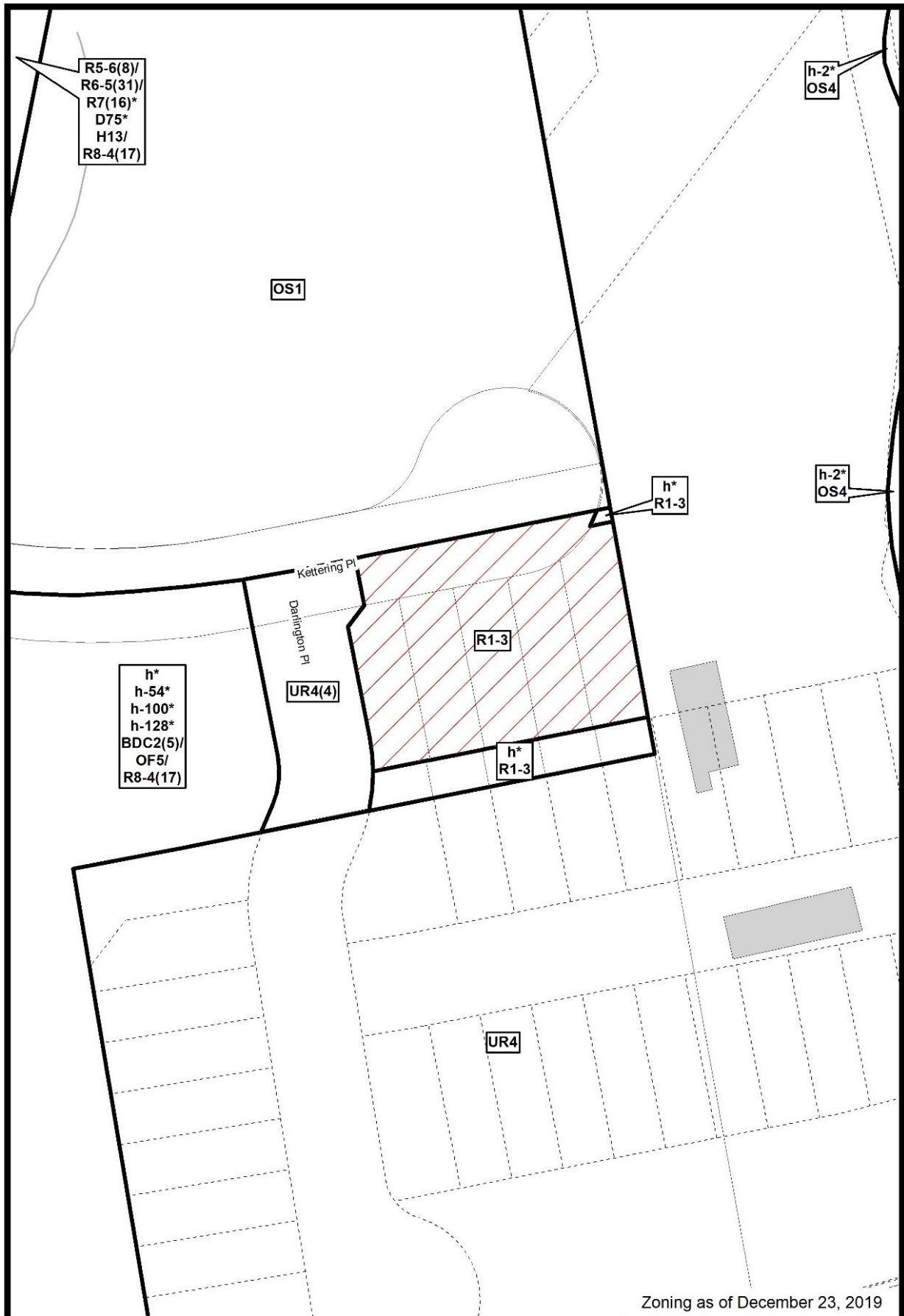
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "A"

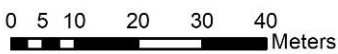


Zoning as of December 23, 2019

File Number: H-9164
 Planner: LM
 Date Prepared: 2020/01/06
 Technician: DM
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,000



Bill No. 75
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for lands located at 3900 Scotland Drive, 3777 Westminster Drive, and 5110 White Oak Road.

WHEREAS Orange Rock Developments has applied to remove the holding provision from the zoning for the lands located at 3900 Scotland Drive, 3777 Westminster Drive, and 5110 White Oak Road, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3900 Scotland Drive, 3777 Westminster Drive, and 5110 White Oak Road, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Resource Extraction (EX1) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

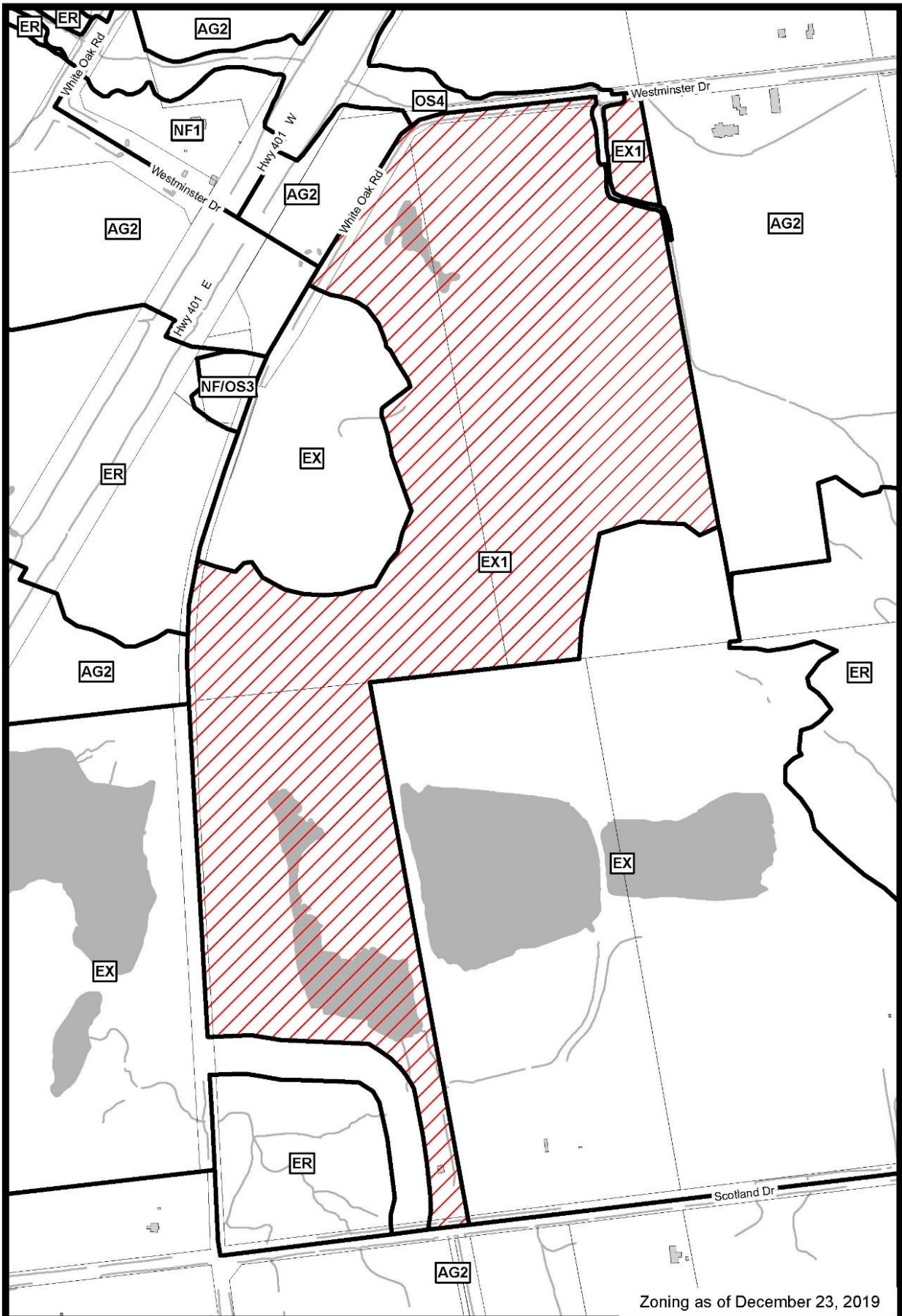
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "A"



File Number: H-9113
Planner: SW
Date Prepared: 2020/01/08
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:6,000

0 30 60 120 180 240 Meters



Bill No. 76
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for lands located at 3080 Bostwick Road – Site 5.

WHEREAS 731675 Ontario Ltd (York Developments) has applied to remove the holding provisions from the zoning for the lands located at 3080 Bostwick Road – Site 5, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3080 Bostwick Road – Site 5, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

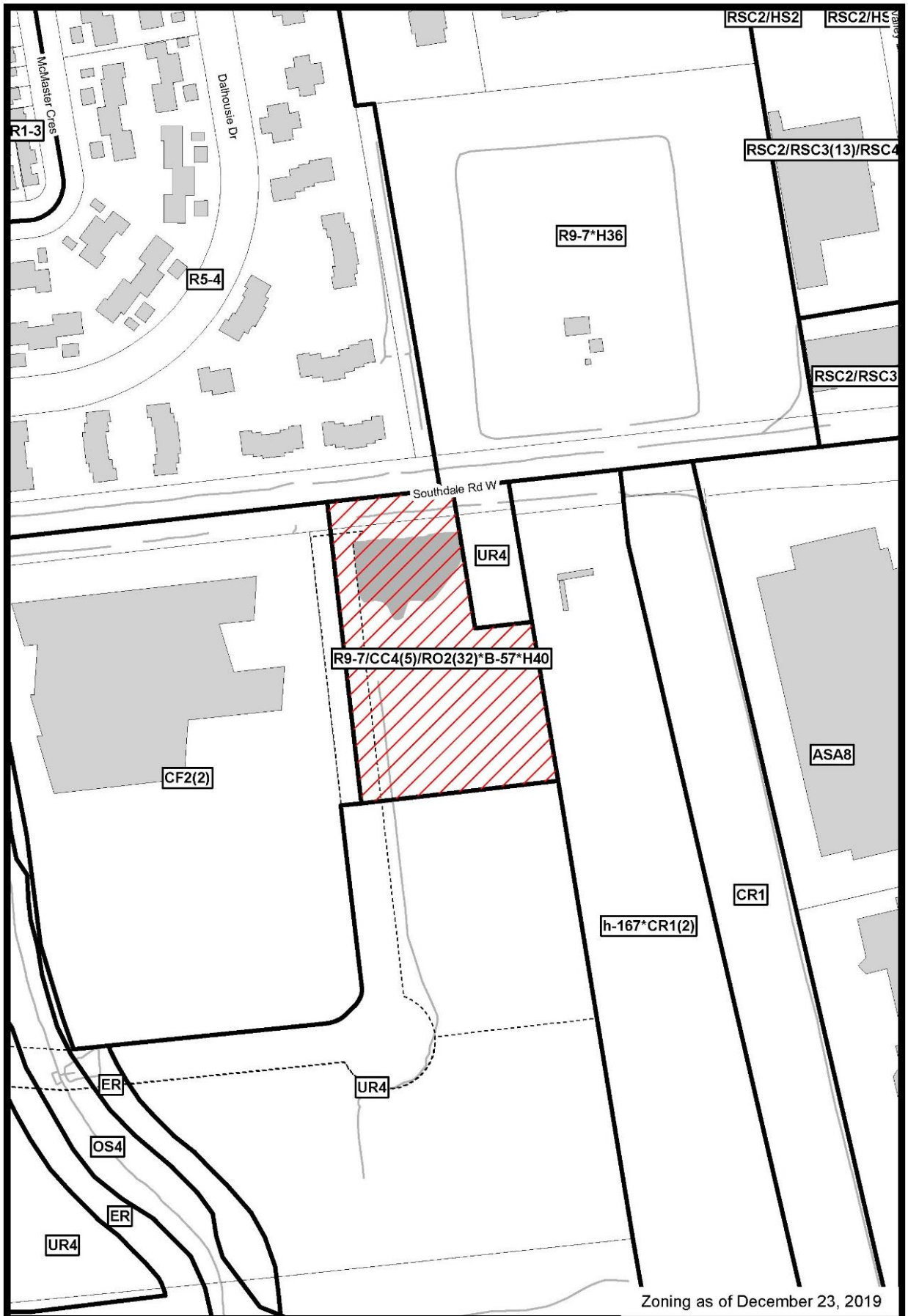
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "A"



File Number: H-9046
 Planner: SW
 Date Prepared: 2020/01/06
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



A by-law to amend By-law No. Z.-1 to rezone an area of land located at 332 Central Avenue and 601 Waterloo Street.

WHEREAS Mr. Tao Tran has applied to rezone an area of land located at 332 Central Avenue/601 Waterloo Street as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 332 Central Avenue/601 Waterloo Street, as shown on the attached map comprising part of Key Map No. A102, from a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(_)) Zone.

2. Section Number 17.3 of the Office Conversion (OC2) Zone is amended by adding the following Special Provision:

OC2(_) 332 Central Avenue and 601 Waterloo Street

a) Additional Permitted Use

i) Personal service establishments in the existing building, together with at least one dwelling unit

b) Regulation[s]:

i) Parking Spaces 5
(Minimum):

ii) Landscape Open Space 10%
(Minimum):

iii) Lot Coverage 56%
(Maximum):

iv) All existing setbacks will be maintained for 332 Central Avenue and 601 Waterloo Street as existing on the date of the passing of the by-law.

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.

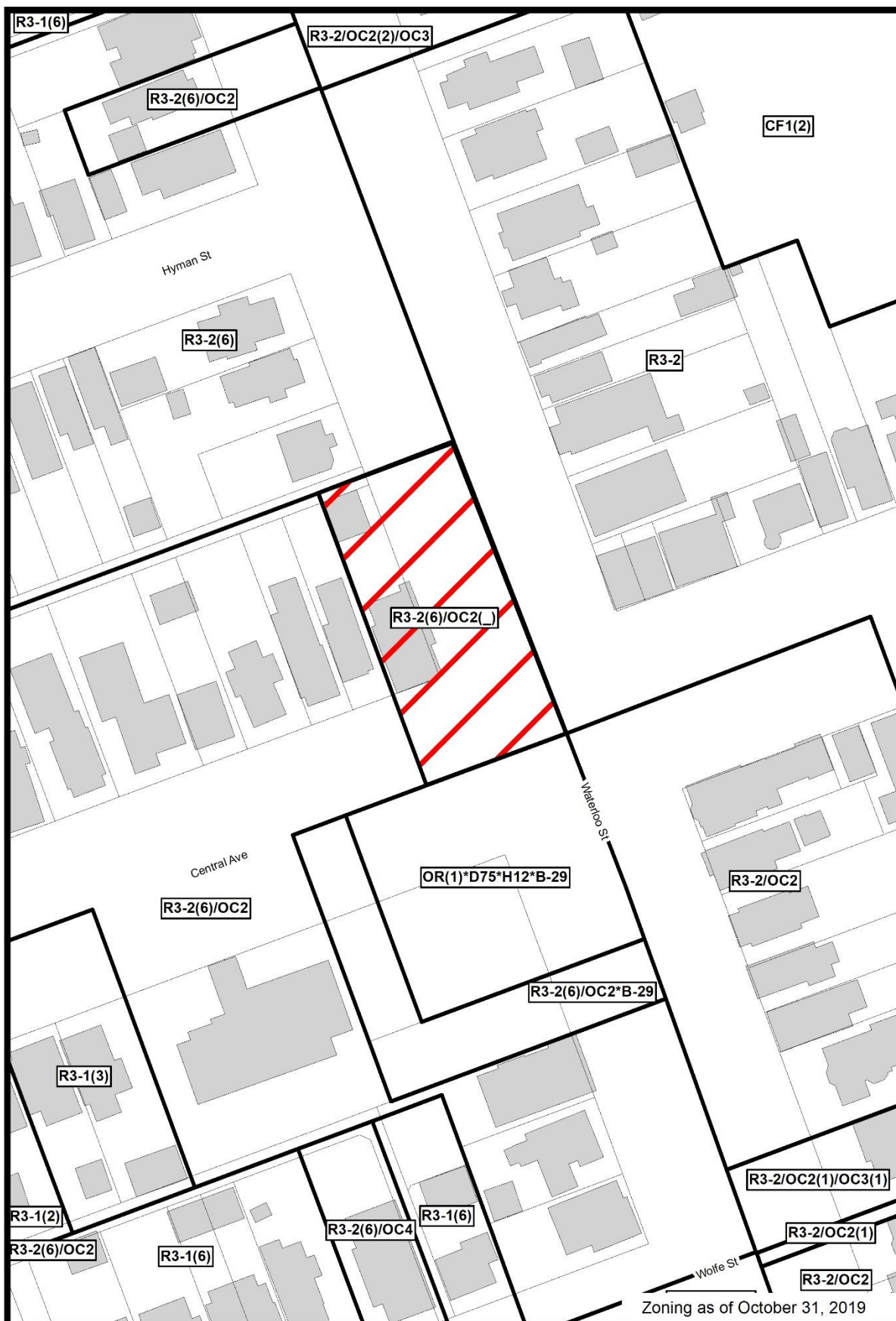
PASSED in Open Council on January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "A"



File Number: Z-9121
 Planner: MV
 Date Prepared: 2019/11/12
 Technician: DM
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

