



# Council Agenda Including Addeds

The 17th Meeting of City Council

September 29, 2020, 4:00 PM

Virtual Meeting - during the COVID-19 Emergency

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	Pages
<b>1. Disclosures of Pecuniary Interest</b>	
<b>2. Recognitions</b>	
<b>3. Review of Confidential Matters to be Considered in Public</b>	
<b>4. Council, In Closed Session</b>	
<b>5. Confirmation and Signing of the Minutes of the Previous Meeting(s)</b>	
5.1 16th Meeting held on September 15, 2020	7
<b>6. Communications and Petitions</b>	
6.1 Application - 556 Wellington Street	
(Refer to the Planning and Environment Committee Stage for Consideration with Item 14 (3.10) of the 14th Report of the Planning and Environment Committee)	
1. A. Nelms, Nelms Group Ltd.	42
2. G. Webster, 320 Wolfe Street	44
3. <i>(ADDED) K. Rapson, Woodfield Community Association</i>	46
6.2 Silverleaf Subdivision - Transport Mobility and Safety	
(Refer to the Planning and Environment Stage for Consideration with Item 15 (3.11) of the 14th Report of the Planning and Environment Committee)	
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<b>7. Motions of Which Notice is Given</b>	
<b>8. Reports</b>	

1. Disclosures of Pecuniary Interest
2. (2.1) Application - 1284 and 1388 Sunningdale Road West - Kent Subdivision Phase 3B- Special Provisions 39T-04510 Ph 3B
3. (2.3) Building Division Monthly Report for July 2020
4. (2.2) Application - 556 Wellington Street - HAP20-011
5. (3.1) Application - 733 Wellington Street (Z-9222) (Relates to Bill No. 293)
6. (3.2) Application - 666-670 Wonderland Road North (Z-9241) (Relates to Bill No. 294)
7. (3.3) Application - 820 Cabell Street (Z-9196)
8. (3.4) Application - 122 Base Line Road West (OZ-9200) (Relates to Bill No.'s 283 and 295)
9. (3.5) Application - 1093 Westdel Bourne (Z-9186) (Relates to Bill No. 296)
10. (3.6) Application - 799 Southdale Road West (OZ-9188) (Relates to Bill No.'s 278, 279, 284 and 297)
11. (3.7) Application - Demolition Request for Heritage Designated Property - 120 York Street

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Farhi Holdings Corporation, relating to the property located at 120 York Street and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

12. (3.8) Application - Request to Remove from the Register - Heritage Listed Property - 1455 Oxford Street East
13. (3.9) Application - Old Victoria Hospital Lands Secondary Plan (O-9223) and 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South and Waterloo Street (Z-9224) (Relates to Bill No.'s 280, 281, 282, 285, 286, 287 and 298)
14. (3.10) Application - 556 Wellington Street
15. (3.11) Silverleaf Subdivision - Transport Mobility and Safety

1. Proposed Motions from Council M. van Holst

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16. (4.1) 6th Report of the London Advisory Committee on Heritage

1. Disclosures of Pecuniary Interest
2. (2.1) 2019 Annual Reporting of Lease Financing Agreements

3. (2.2) City of London Website Redesign Development and Implementation Update
4. (4.1) Application - Issuance of Proclamation - Dwarfism Awareness and Acceptance Month
5. (4.2) Application - Issuance of Proclamation - Dyslexia Awareness Month

8.3 11th Report of the Civic Works Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 2nd Report of the Waste Management Working Group
3. (2.2) Appointment of Consulting Engineer for Detailed Design and Contract Administration Services: Dingman Creek Stage 1 Lands (Tributary 12, Municipal Channel Improvements)
4. (2.3) Tender RFT20-69 Winter Road Plow Equipment With Operators
5. (2.4) Single Source - Purchasing Various Trackless Machine Attachments
6. (2.5) Windermere Road Improvements Environmental Assessment Study - Appointment of Consulting Engineer
7. (2.6) Hamilton Road and Gore Road Intersection Improvements Environmental Assessment Study - Appointment of Consulting Engineer
8. (2.7) Amendments to the Traffic and Parking By-law (Relates to Bill No's. 288, 289 and 290)
9. (2.8) Appointment of Consulting Engineers - Infrastructure Renewal Program
10. (2.9) Biosolids Management Master Plan Consultant Award
11. (2.10) Municipal Waste and Resource Materials Collection By-law Amendment (Relates to Bill No. 292)
12. (2.12) Proposed Expansion of the W12A Landfill Site: Updated Environmental Assessment Engineering Consultant Costs
13. (2.13) Review of the W12A Landfill Community Enhancement and Mitigative Measures Program
14. (2.11) Environmental Assessment Process - Updates and Preferred Method to Expand the W12A Landfill
15. (4.1) Street Renaming By-law, Policies and Guidelines
16. (5.1) Deferred Matters List
17. (5.2) Low-Cost Active Transportation Infrastructure for COVID-19 Resilience Funding Stream

8.4 16th Report of the Strategic Priorities and Policy Committee

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1. Disclosures of Pecuniary Interest
2. (2.2) 2020 Mid-Year Capital Budget Monitoring Report and COVID-19 Financial Impacts
3. (2.3) 2020 Assessment Growth Funding Allocation #2
4. (2.5) Procurement in Emergencies Update - COVID-19
5. (2.1) 2020 Mid-Year Operating Budget Monitoring Report and COVID-19 Financial Impacts
6. (2.4) COVID-19 - City of London Fall Services
7. (2.6) Steps Toward Anti-Racism and Anti-Oppression at the City of London
8. (4.1) Mandatory Face Coverings By-law Status Update
9. (4.2) Community Diversity and Inclusion Strategy Update
10. (4.3) 1st Report of the Governance Working Group
11. (4.4) Request for Referral to the Governance Working Group
12. (4.5) Consideration of Appointment to the London Public Library Board

8.5 3rd Report of the Audit Committee 119

1. Disclosures of Pecuniary Interest
2. (4.1) 2019 Financial Statements
3. (4.2) Service London Assessment
4. (4.3) Internal Audit Summary Update

**9. Added Reports**

**10. Deferred Matters**

**11. Enquiries**

**12. Emergent Motions**

**13. By-laws**

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

- 13.1 Bill No. 277 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 121

A by-law to confirm the proceedings of the Council Meeting held on the 29th day of September, 2020. (City Clerk)

- 13.2 Bill No. 278 By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_\_ 122

A by-law to amend the Official Plan for the City of London - 1989, relating to 799 Southdale Road West. (3.6a/14/PEC)

- 13.3 Bill No. 279 By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_\_ 125

	A by-law to amend the Official Plan for the City of London, 1989 relating to 799 Southdale Road West. (3.6b/14/PEC)	
13.4	Bill No. 280 By-law No. C.P.-1284(____)-_____	128
	A by-law to amend the Official Plan for the City of London, 1989 relating to the Old Victoria Hospital Lands Secondary Plan. (3.9a/14/PEC)	
13.5	Bill No. 281 By-law No. C.P.-1284(____)-_____	132
	A by-law to amend the Official Plan for the City of London, 1989 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street. (3.9d/14/PEC)	
13.6	Bill No. 282 By-law No. C.P.-1284(____)-_____	134
	A by-law to amend the Official Plan for the City of London, 1989 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street. (3.9e/14/PEC)	
13.7	Bill No. 283 By-law No. C.P.-1512(____)-_____	137
	A by-law to amend The London Plan for the City of London, 2016 relating to 122 Base Line Road West. (3.4a/14/PEC)	
13.8	Bill No. 284 By-law No. C.P.-1512(____)-_____	140
	A by-law to amend The London Plan for the City of London, 2016 relating to 799 Southdale Road West. (3.6c/14/PEC)	
13.9	Bill No. 285 By-law No. C.P.-1512(____)-_____	143
	A by-law to amend The London Plan, for the City of London, 2016 relating to the Old Victoria Hospital Lands Secondary Plan. (3.9b/14/PEC)	
13.10	Bill No. 286 By-law No. C.P.-1512(____)-_____	147
	A by-law to amend The London Plan for the City of London, 2016 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street. (3.9f/14/PEC)	
13.11	Bill No. 287 By-law No. C.P.-1512(____)-_____	150
	A by-law to amend The London Plan for the City of London, 2016 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street. (3.9g/14/PEC)	
13.12	Bill No. 288 By-law No. PS-113-20_____	153
	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." (2.7/11/CWC)	
13.13	Bill No. 289 By-law No. PS-113-20_____	155
	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." (2.7/11/CWC)	
13.14	Bill No. 290 By-law No. PS-113-20_____	156
	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." (2.7/11/CWC)	

13.15	Bill No. 291 By-law No. S.- _____ - _____	157
	A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Adelaide Street North, north of Ross Street). (Chief Surveyor - for road widening purposes on Adelaide Street North, pursuant to SPA19-095 and in accordance with Zoning By-law Z-1)	
13.16	Bill No. 292 By-law No. WM-12-20 _____	159
	A by-law to amend the By-law No. WM-12 being “A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London”. (2.10/11/CWC)	
13.17	Bill No. 293 By-law No. Z.-1-20 _____	161
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 733 Wellington Street. (3.1/14/PEC)	
13.18	Bill No. 294 By-law No. Z.-1-20 _____	163
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 666-670 Wonderland Road North. (3.2/14/PEC)	
13.19	Bill No. 295 By-law No. Z.-1-20 _____	165
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 122 Base Line Road West. (3.4b/14/PEC)	
13.20	Bill No. 296 By-law No. Z.-1-20 _____	168
	A by-law to amend By-law No. Z.-1 to rezone a portion of land located at 1093 Westdel Bourne. (3.5/14/PEC)	
13.21	Bill No. 297 By-law No. Z.-1-20 _____	170
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 799 Southdale Road West. (3.6d/14/PEC)	
13.22	Bill No. 298 By-law No. Z.-1-20 _____	173
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street. (3.9h/14/PEC)	

**14. Adjournment**



## Council Minutes

The 16th Meeting of City Council  
September 15, 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: C. Saunders, M. Schulthess, S. Spring, B. Westlake-Power  
Remote Attendance: L. Livingstone, A. Anderson, A. Barbon, G. Barrett, B. Card, K. Dickins, M. Goldrup, G. Kotsifas, K. Scherr, C. Smith, S. Stafford, B. Warner, P. Yeoman  
The meeting is called to order at 4:06 PM, with Mayor E. Holder in the Chair and Councillors S. Lewis, P. Squire, J. Morgan, S. Lehman, A. Hopkins and E. Pelozza present; it being noted that the following members were in remote attendance: M. van Holst, M. Salih, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, A. Kayabaga, S. Hillier.

### 1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest in Item 9 (5.2) of the 10th Report of the Community and Protective Services Committee, having to do with backyard fires on private property, by indicating that his employer, the Middlesex London Health Unit (MLHU) provides advice on this matter.

### 2. Recognitions

2.1 His Worship the Mayor recognizes, in absentia, the 2020 Queen Elizabeth Scholarships recipients: Mohamed Goha from Saunders Secondary School (average 99.50%) and Lily Spoozak from Catholic Central High School (average 99.50%).

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

None.

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

That pursuant to section 6.5 of the Council Procedure By-law, the following changes in order BE APPROVED:

- a) Stage 4 – Council, In Closed Session be considered after Stage 13- By-laws, with the exception of Bill No. 255, being a by-law to confirm the proceedings of the Council Meeting held on the 15th Day of September, 2020, which will be considered, prior to Stage 14 – Adjournment; and
- b) Stage 9 – Added Reports –Item 9.1 - 14th Report of Council, In Closed Session be considered after Stage 4 – Council, In Closed Session.

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

**Motion Passed (15 to 0)**

**5. 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 15th Meeting held on August 25, 2020, BE APPROVED.

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

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

None.

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

None.

**8. Reports**

**8.1 14th Meeting of the Corporate Services Committee**

Motion made by: A. Kayabaga

That the 14th Report of the Corporate Services Committee BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, 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. (2.3) Corporate Asset Management Plan 2020 Review**

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer and on the advice of the Manager III, Corporate Asset Management, the staff report dated September 8, 2020 with respect to Corporate Asset Management Plan 2020 Review BE RECEIVED for information.

**Motion Passed**

**3. (2.4) Corporate Human Rights and Code of Conduct Inquiries, Requests, Complaints and Related Training Initiatives January 1, 2019 - February 29, 2020**



Motion made by: A. Kayabaga

That, on the recommendation of the Director, People Services and the concurrence of the City Manager, the staff report regarding Corporate Human Rights and Code of Conduct inquiries, requests and training initiatives BE RECEIVED for information purposes.

**Motion Passed**

4. (2.5) Property Acquisition - 595 Adelaide Street North (Relates to Bill No. 265)

Motion made by: A. Kayabaga

That, on the recommendation of the Assistant City Solicitor, the proposed by-law appended to the staff report dated September 8, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to appoint a Director of 1220109 Ontario Inc.

**Motion Passed**

5. (2.6) Declare Surplus and Transfer - Part of 640 Adelaide Street North -Adelaide Street North / CPR Grade Separation Project

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the closed portion of road publicly described as 640 Adelaide Street, located on the east side of Adelaide Street north, more specifically shown as Blocks A, B and C, Plan 449(3RD), and Part Block C, Plan 386 (3RD) as in GD24607, and Part Block G, and Part Lots 1, 2 and 3, Plan 386(3RD) as in 711193, City of London, being Part of PIN 082790121 (LT), containing an area of approximately 178 square metres (0.043 acres), the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and
- b) the subject property BE TRANSFERRED to Canadian Pacific Railway.

**Motion Passed**

6. (2.1) Capital Asset Renewal and Replacement Reserve Fund Rationalization Report (Relates to Bill No. 256)

Motion made by: A. Kayabaga

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

- a) the Capital Asset Renewal and Replacement Reserve Funds by-law appended to the staff report dated September 8, 2020 as Appendix C, which includes the establishment and continuance of the reserve funds listed in Schedule A of the by-law, BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to establish the Capital Asset Renewal and

Replacement Reserve Funds By-law, and govern the administration and management of said funds, and to repeal the following by-laws as provided for in Schedule B of the by-law:

- Capital Infrastructure Gap A.-7513-68
- City Facilities A.-5993-508
- Courts Administration Repairs and Maintenance A.-6004-519
- Dearness Home Capital A.-6258-296
- Fire Vehicles and Equipment Replacement F.-144-552
- Golf Course A.-5550-202
- Library Facilities, Vehicle and Equipment A.-5995-510
- Material Recovery A.-6968-184
- Parking Facilities A.-6970-186
- Police Vehicle and Equipment Replacement A.-7195-351
- Public Art Acquisition A.-6306-34
- Public Art Maintenance A.-6305-33
- Public Housing Major Upgrades A.-6003-518
- RBC Place London A.-7730-218
- Sanitary Landfill Site A.-5174-97
- Social Housing Major Repairs, Upgrades and Stabilization A.-7519-79
- Technology Services A.-6967-183
- Vehicle and Equipment Replacement A.-5994-509
- Woodland Acquisition and Management A.-7526-93
- Sewage Treatment Plant Capacity A.-6068-32
- Sewage Works A.-5353-265
- New Capital Water A.-5477-267; and,

b) the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer BE AUTHORIZED to take all actions necessary to implement the changes to the City's reserve funds outlined in the above-noted report.

### **Motion Passed**

7. (2.2) 2020 Reserve Fund Housekeeping Report (Relates to Bill No.'s 257, 258, 259, 260, 261, 262, 263 and 264)

Motion made by: A. Kayabaga

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

a) the following proposed by-laws appended as Appendix A to the above-noted staff report BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020:

- i) A by-law to establish the Building Permit Revenue Stabilization Reserve Fund;
- ii) A by-law to establish the Dearness Home Gift Reserve
- iii) A by-law to establish the Municipal Election Reserve Fund;
- iv) A by-law to establish the Official Plan Reserve Fund;
- v) A by-law to establish the Tree Bank Reserve Fund; and,
- vi) A by-law to establish the Unfunded Liability Reserve Fund; and,

b) the proposed by-law appended to the staff report dated September 8, 2020 as Appendix B BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to establish a reserve fund by-law in accordance with the January 12,

2016 Council approved Red Light Camera Program Implementation.

**Motion Passed**

8. (4.1) Application - Issuance of Proclamation - Respiratory Therapy Week

Motion made by: A. Kayabaga

That based on the application dated August 25, 2020, from the Canadian Society of Respiratory Therapists, the week of October 25 - 31, 2020 BE PROCLAIMED as Respiratory Therapy Week.

**Motion Passed**

- 8.2 13th Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 13th Report of the Planning and Environment Committee BE APPROVED, excluding Item 10 (3.2).

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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Application - 3740 Southbridge Avenue (P-9232)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, to exempt Block 130, Plan 33M-785 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 September 8, 2020 BE INTRODUCED at a future Council meeting, to exempt Block 130, Plan 33M-785 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to registered subdivision agreements and are zoned holding Residential R4 Special Provision (h\*h-100 R4-6(8)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum lot frontage of 7.0m;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 130, Plan 33M-785 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 the 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 the 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 the 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 the 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 the City, 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 Building Controls Division 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 for the reciprocal use of parts 1, 3, 4, 9, 10, 11, 14, 15, 19, 20, 22, 23, 24, 29, 30 and 31 by parts 2, 5, 6, 7, 8, 12, 13, 16, 17, 18, 21, 25, 26, 27, 28 and 32; 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.

3. (2.2) Application - 3620 Southbridge Avenue 33M-785, Block 124 (P-9231)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited, to exempt Block 124, Plan 33M-785 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 September 8, 2020 BE INTRODUCED at a future Council meeting, to exempt Block 124, Plan 33M-785 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to registered subdivision agreements and are zoned holding Residential R4 Special Provision (h\*h-100 R4-6(8)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum lot frontage of 7.0m;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 124, Plan 33M-785 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 the 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 the 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 the 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 the 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 the City, 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 Building Controls Division 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 for the reciprocal use of parts 2, 3, 4, 7, 11, 12, 15, 16, 18, 19, 20, 23, 27, 28, 29, 32, 33, 34, 37, 41, 42, 45 and 46 by parts 1, 5, 6, 8, 9, 10, 13, 14, 17, 21, 22, 24, 25, 26, 30, 31, 35, 36, 38, 39, 40, 43 and 44; 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.

**Motion Passed**

4. (2.3) Application - 2805 Asima Drive (P-9220)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Rockwood Homes, to exempt Block 49, 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 September 8, 2020 BE INTRODUCED at a future Council meeting, to exempt Block 49, 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 registered subdivision agreements and are zoned Residential R4 Special Provision (R4-5(2)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 49, 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 the 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 the 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 the 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 the 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 the City, 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 Building Controls Division 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 for the reciprocal use of parts 2, 5, 7, 9, and 11 by parts 1, 3, 4, 6, 8 and 10; 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.

### **Motion Passed**

#### **5. (2.5) Application - 1160 Wharncliffe Road South (P-9238)**

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Goldfield Ltd., to exempt Block 2, 3, 4, 5 and 7, Plan 33M-786 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 September 8, 2020 BE INTRODUCED at a future Council meeting, to exempt Block 2, 3, 4, 5 and 7, Plan 33M-786 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to registered subdivision agreements and are zoned Residential R4 Special Provision (R4-4(2)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum lot frontage of 6.7m, a minimum exterior and interior side yard depth of 1.2m and maximum lot coverage of 45%;

b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 2, 3, 4, 5 and 7, Plan 33M-786 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 the 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 the 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 the 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 the 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 the City, 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 Building Controls Division for lots being developed in any future reference plan;
- xii) 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.

**Motion Passed**

6. (2.6) Application - 1830 Finley Crescent (P-9096) (Relates to Bill No. 269)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Kenmore Homes (London) Inc., the proposed by-law appended to the staff report dated



September 8, 2020 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to exempt Block 98, Plan 33M-733 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c. P.13*, for a period not exceeding three (3) years.

**Motion Passed**

7. (2.7) Application - 1860 Finley Crescent (P-9095) (Relates to Bill No. 270)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Kenmore Homes (London) Inc., the proposed by-law appended to the staff report dated September 8, 2020 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to exempt Block 97, Plan 33M-733 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c. P.13*, for a period not exceeding three (3) years.

**Motion Passed**

8. (2.4) Application - 230 North Centre Road (H-9234) (Relates to Bill No. 272)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, based on the application by Tricar Properties Limited, relating to the property located at 230 North Centre Road, the proposed by-law appended to the staff report dated September 8, 2020 BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 R9 Special Provision Bonus (h-183/R9-7/B55) Zone TO a Residential R9 Special Provision Bonus (R9-7/B55) Zone to remove the "h-183" holding provision.

**Motion Passed**

9. (3.1) Application - 1176, 1200, 1230 Hyde Park Road and Portion of 1150 Gainsbrough Road 39T-19502 (Z-9040) (Relates to Bill No. 273)

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken regarding the application by Northwest Crossing London Limited, relating to the property located at 1176, 1200, 1230 Hyde Park Road and a portion of 1150 Gainsborough Road:

- a) the proposed revised, ~~attached~~, by-law BE INTRODUCED at the Municipal Council meeting to be held on September 15, 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 Special Provision

(h\*RSC1(13)/RSC2(9)/ RSC3(11)/RSC4(8)/RSC5(6)/RSC6(4)) Zone and Open Space (OS1) Zone TO a Holding Business District Commercial Special Provision Bonus (h\*h-100\*BDC2(\*)\*B(\*)), a Holding Business District Commercial Special Provision Bonus (h\*h-100\*BDC2(\*\*)\*B(\*)), a Holding Residential Special Provision (h\*h-100\*R5-7(\*)/R6-5(\*)/R7(\*)\*H14/R8-4(\*)) Zone, a Holding Residential Special Provision (h\*h-100\*R5-7(\*\*)/R6-5(\*\*)/R7(\*\*)\*H12/R8-4(\*\*) Zone, a Holding Residential Special Provision (h\*h-100\*h-18\*R5-7(\*\*\*)/R6-5(\*\*\*)/R7(\*\*\*)\*H12/R8-4(\*\*\*) Zone, an Open Space Special Provision (OS1(\*) Zone and an Open Space Special Provision (OS5(\*) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of high quality mixed-use apartment buildings and standalone apartment buildings with a maximum height of 22 metres (6-storeys), which substantively implements the site-specific “Design Criteria”;

Design Criteria:

#### Site Development

- Building Sitting:

- o buildings shall be located along the majority of the Hyde Park Road and Street ‘A’ frontages to provide for a built edge along the street; and,
- o all service and loading facilities associated with building shall be located within and/or behind buildings away from amenity areas and not visible from the public street;

- Pedestrian Connectivity:

- o mid-block walkway connections from Hyde Park Road through Block 1 shall be provided between buildings fronting Hyde Park Road, leading to internal parking area and to walkways behind buildings leading to sidewalks along the northern and southern portions of Street ‘A’; and,
- o walkway connections from the sidewalk along Hyde Park Road shall be provided from both ends of the building for Block 2, with a further connection to the sidewalk along Street ‘A’;

- Access and Parking:

- o vehicular access for both Blocks 1 and 2 shall be provided from Street ‘A’;
- o no parking or vehicular drive isles shall be located between buildings and the Hyde Park road frontage; and,
- o low masonry walls (max. 0.75m), complimentary in design to the buildings, shall be provided with a combination of landscaping to screen any parking located along the edge of Street ‘A’;

- Common Outdoor Amenity Areas:

- o outdoor common amenity areas shall be provided for each building, alternatively these spaces can be combined into one, centrally located common outdoor amenity space per Block;
- o these spaces shall be an appropriate size to provide adequate amenity for the proposed number of residents and provide the opportunity for passive and/or active recreation;
- o these spaces shall be located within close proximity to a building entrance/exit. Alternatively a safe, appropriately sized, and conveniently aligned walkway connection(s) will be provided from the nearest building entrance/exit. If the spaces are combined into one centrally located space provide for walkways from each building to the space;
- o enhanced landscaping shall be provided along the Hyde Park Road frontage in the form of small amenity areas and trees between buildings. Efforts will be made to provide opportunities for

additional amenity space through site and building design, with the intention of providing spaces for residents and visitors to enjoy the outdoors and animating street frontages to facilitate pedestrian oriented environments;

#### Built form

- All buildings:

- o the development shall feature contemporary building designs with a mix and articulation of building materials including brick, metal panels, concrete, wood veneer and vision and spandrel glass; and,
- o buildings shall be designed in a way that breaks up the structures horizontally and vertically through articulation, architectural details, and an appropriate proportion and rhythm of windows and balconies;

- Buildings along Hyde Park frontage:

- o the design for buildings facing Hyde Park Road shall be defined by complementary changes in building articulation and design above the 4th floor that will contribute to the provision of a human-scaled environment along the street. Potential design solutions may include a step-back, balconies or outdoor areas, which would provide proportionate step-backs from the front face of the building;
- o buildings shall include active commercial uses along the Hyde Park Road frontage, and all main floor commercial unit entrances shall be oriented towards Hyde Park Road;
- o the ground-floor street façade shall be primarily comprised of vision glazing for views into and out of the building. Where vision glazing is not used, alternative urban design measures that contribute to an animated streetscape shall be required; and,
- o overhead protection from natural elements shall be provided above the first floor in locations such as pedestrian entrances where appropriate to architecturally differentiate the building base from the upper levels;

- Buildings along the Street 'A' frontage:

- o the development shall provide street-oriented features for residential buildings, including individual entrances to ground-floor residential units with operable and lockable doors, and pedestrian-scale features such as lighting and weather protection. Private amenity areas shall also be provided and may include enclosed courtyards with a combination of planters and low decorative fencing; and,

- o the design for buildings facing Street 'A' shall be defined by complementary changes in building articulation and design above the 4th floor that will contribute to the provision of a human-scaled environment along the street. Potential design solutions may include a step-back, balconies or outdoor areas, which would provide proportionate step-backs from the front face of the building;

b) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to affordable housing as it relates to the application for draft plan of subdivision of Northwest Crossing London Limited relating to a property located at 1176, 1200, 1230 Hyde Park Road and a Portion of 1150 Gainsborough Road; and

c) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Northwest Crossing London Limited (File No. 39T-19502), prepared by MHBC Planning, Project No. 16-200, dated March 18, 2020, which shows two (2) mixed-use residential blocks, two (2) medium density residential blocks, three (3) open space blocks, one (1) road widening block and two (2) 0.3 m reserve blocks, all served by one (1) local/neighbourhood streets

(Street A), SUBJECT TO the conditions contained in Appendix “B” appended to the staff report dated September 8, 2020;

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

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement, 2020 which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to Our Strategy, Our City and the Key Directions, as well as conforming to the policies of the Neighbourhoods, Shopping Area and Green Space Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Policies for Specific Areas 10.1.3, cxlxii); and,
- the proposed and recommended zoning amendments will facilitate an appropriate form of mixed-use and medium density residential development that conforms to The London Plan and the (1989) Official Plan.

**Motion Passed**

11. (3.3) Removing References to 1989 Official Plan form Zoning By-law Z.-1 (Z-8909) (Relates to Bill No. 275)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the proposed by-law appended to the staff report dated September 8, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to amend Zoning By-law No. Z.-1 by deleting certain references to policy sections, land use designations, and map schedules of the 1989 Official Plan and by adding references to policies of the London Plan as required;

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.

**Motion Passed**

12. (4.1) 5th Report of the London Advisory Committee on Heritage

Motion made by: M. Cassidy

That the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on August 12, 2020:

a) that the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2020, from L. Davies Snyder, Planner II, related to Official Plan and Zoning By-law Amendments with respect to the properties located at 1153-1155 Dundas Street:

- i) L. Davies Snyder, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is in support of the preliminary research and findings of the Heritage Impact Assessment, dated March 16, 2020, from Zelinka Priamo Ltd.; it being noted that the LACH believes the smokestacks on the property to be a significant heritage attribute and supports incorporation and retention of the structure in the adaptive reuse of this heritage listed property; and,
- ii) the above-noted Notice of Application BE RECEIVED;

b) that the following actions be taken with respect to the staff report dated July 13, 2020, with respect to Implementing Additional Residential Units Requirements of the Planning Act (Bill 108):

- i) the Heritage Planners BE REQUESTED to review existing Heritage Conservation District plans and applicable planning policies to identify how additional residential units are addressed and report back at a future meeting of the London Advisory Committee on Heritage; and,
- ii) the above-noted report BE RECEIVED;

c) that, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the following actions be taken with respect to the request to demolish the building on the heritage designated property at 120 York Street, within the Downtown Heritage Conservation District:

- i) the above-noted request for demolition BE PERMITTED;
- ii) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;
- iii) the applicant BE REQUIRED to obtain final Site Plan Approval for the property; and,
- iv) the Heritage Planner BE REQUESTED to confirm and implement the appropriate mitigation measures with the property's owner and heritage consultant, in writing, in advance of the demolition of the building located at 120 York Street, in order to protect the adjacent heritage designated properties;

it being noted that the London Advisory Committee on Heritage does not believe that surface parking supports the heritage character of the Downtown Heritage Conservation District;

d) the staff report, dated August 12, 2020, with respect to a Heritage Alteration Permit Application by S. MacLeod, for the property located at 59 Wortley Road in the Wortley Village-Old South Heritage Conservation District, BE DEFERRED to a future meeting of the London Advisory Committee on Heritage;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to the property located at 70 Rogers Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the window replacements occur within one year of Municipal Council's decision;
- the sash windows feature the applied mullion detail (simulated divided light) on the exterior of the windows to replicate the fenestration pattern of the original windows; and,

- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- f) on the recommendation of the 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 proposed alterations to the property located at 512 English Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:
- the voussoirs consist of salvaged buff brick that matches the brick of the dwelling;
  - the space in between the two windows be clad with salvaged buff brick;
  - the sills of the new window openings consist of matching materials consistent with the remaining window openings on the dwelling; and,
  - the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- g) 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 property located at 784 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE REFUSED; it being noted that the London Advisory Committee on Heritage encourages the applicant to engage with the Heritage Planners to identify a solution; and,
- h) clauses 1.1, 3.1 to 3.4, inclusive, BE RECEIVED for information.

**Motion Passed**

13. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Managing Director, Planning and City Planner and the Managing Director, Development and Compliance Services & Chief Building Official BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration, with the exception of Item 4, Inclusionary Zoning.

**Motion Passed**

10. (3.2) Application - 3557 Colonel Talbot Road (Z-9003) (Relates to Bill No. 274)

At 4:38 PM, His Worship the Mayor leaves the Chair to take a seat at the Council Board and Councillor J. Morgan takes the Chair.

At 4:40 PM, His Worship the Mayor resumes the Chair and Councillor J. Morgan takes a seat at the Council Board.

Motion made by: M. Cassidy

That, on the recommendation of the Director, Development Services, the following actions be taken based on the application by 1423197 Ontario Inc. (Royal Premier Homes), relating to the property located at 3557 Colonel Talbot Road:

a) the proposed ~~attached~~, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and Open Space (OS4) Zone TO a Residential R5 Special Provision (R5-6(\_)) Zone, Open Space Special Provision (OS4(\_)) Zone and an Open Space Special Provision (OS5(\_)) Zone; it being noted that the provision of enhanced screening/privacy along the northern property line, including boundary landscaping along the north and west property boundaries, was raised during the application review process as a matter to be addressed at the Site Plan Approval Stage; it being further noted that the H-5 holding provision allows for a public participation meeting during site plan stage;

b) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes are minor in nature;

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 PPS, 2020 because it encourages the development of an underutilized parcel within the settlement area and provides for an appropriate range of uses and opportunities for development;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type and the Open Space Place Type;
- the recommended amendment confirms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation;
- the recommended amendment is consistent with the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies; and,
- the recommended amendment facilitates the development of an underutilized site within the Urban Growth Boundary with an appropriate form of infill development.

Yeas: (14): 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

Nays: (1): Mayor E. Holder

**Motion Passed (14 to 1)**

### 8.3 10th Report of the Community Protective Services Committee

Motion made by: S. Lewis

That the 10th Report of the Community and Protective Services Committee, BE APPROVED, excluding Item 9 (5.2).

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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) White Oaks Park - Pavilion Donation Agreement (Relates to Bill No. 266)

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Parks and Recreation, the proposed by-law, as appended to the staff report dated September 9, 2020, BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020, to:

a) approve the attached revised Agreement between The Corporation of the City of London and York Developments (London) Inc. for the construction and donation of a pavilion in White Oaks Park; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2020-L04A)

**Motion Passed**

3. (2.2) Canadian Medical Association (CMA) Foundation Gift Agreement (Relates to Bill No. 267)

Motion made by: S. Lewis

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the proposed by-law, as appended to the staff report dated September 9, 2020, BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020, to:

a) authorize and approve the Gift Agreement, as appended to the above-noted by-law, between the CMA Foundation and The Corporation of the City of London; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Gift Agreement. (2020-L04A)

**Motion Passed**

4. (2.3) Award Recommendation for Research Into Labour Market Participation Rates in the London Economic Region - Request for Proposal 20-24

Motion made by: S. Lewis

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home and concurrence of the Director of Financial Services, the following actions be taken with respect to the staff report dated September 9, 2020, related to the award of the Request for Proposal (RFP20-24) Research



Services for Primary Research into Labour Market Participation Rates in the London Economic Region:

- a) the Request for Proposal (RFP20-24) BE AWARDED to Pricewaterhouse Coopers LLP for a total one-time funding amount of \$115,101 (exclusive of applicable taxes), for the delivery of the labour market research project; it being noted that the proposal submitted by the Successful Proponent meets the City's requirements and is in compliance with the City's Procurement of Goods and Services Policy;
- b) the proposal submitted by Pricewaterhouse Coopers LLP for the design and delivery of the Labour Market Research BE ACCEPTED in accordance with the Procurement of Goods and Services Policy;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative actions which are necessary in relation to this project;
- d) the above-noted approval BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory terms and conditions with Pricewaterhouse Coopers LLP, to the satisfaction of the Managing Director, Housing, Social Services and Deerness Home, the Acting Managing Director, Housing, Social Services and Deerness Home, or written designate;
- e) the above-noted approval BE CONDITIONAL upon The Corporation of the City of London entering into a formal contract, agreement or having a purchase order relating to the subject matter of this approval; and,
- f) the Civic Administration BE DIRECTED to provide an update to Municipal Council on the outcomes, findings and final report of the Labour Market Research. (2020-M11)

**Motion Passed**

5. (3.1) 2020 Parkland Dedication By-law CP-9 Update (Relates to Bill No. 268)

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Parks and Recreation, the following actions be taken with respect to the 2020 Parkland Dedication By-law CP-9 Update:

- a) that the proposed by-law, as appended to the staff report dated September 9, 2020, BE INTRODUCED at the Municipal Council meeting to be held on September 15, 2020, to amend By-law CP-9, Parkland Conveyance and Levy By-law, in conformity with the Official Plan to change to the parkland dedication fee rates; and,
- b) the Civic Administration BE DIRECTED to undertake the next bi-annual Parkland Conveyance and Levy By-law CP-9 for January 1, 2022;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter. (2020-M02)

**Motion Passed**

6. (3.2) London for All: A Roadmap to End Poverty

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services and the Acting Director, Housing, Social Services and Dearness Home, the staff report dated September 9, 2020, with respect to London For All: A Roadmap to End Poverty Implementation Update as well as the London For All: A Roadmap to End Poverty Impact Assessment Report, dated July 2020, BE RECEIVED; it being noted that a verbal delegation from K. Ziegner, United Way Elgin-Middlesex, was received with respect to this matter. (2020-S04)

**Motion Passed**

7. (4.1) Taxi Licensing Fees

Motion made by: S. Lewis

That the following actions be taken with respect to the communication, dated August 20, 2020, from H. Savehilaghi, Yellow London Taxi Inc. related to a request for delegation status to speak to renewal fees pertaining to the taxi industry:

a) the above-noted delegation request BE APPROVED to be heard at this meeting; and,

b) the above-noted delegation BE RECEIVED; it being noted that the Community and Protective Services Committee heard a verbal delegation from H. Savehilaghi with respect to this matter. (2020-P09A)

**Motion Passed**

8. (5.1) Deferred Matters List

Motion made by: S. Lewis

That the Deferred Matters List for the Community and Protective Services Committee, as at August 31, 2020, BE RECEIVED.

**Motion Passed**

9. (5.2) Backyard Fires on Private Property Objection

Motion made by: S. Lewis

That NO ACTION BE TAKEN with respect to the communication dated August 26, 2020, from H. Kaplan, related to an objection to backyard fires on private property; it being noted that a representative of the Fire Department previously responded to the concerns raised by the individual in the above-noted communication. (2020-P01)

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

Nays: (3): M. Cassidy, E. Peloza, and A. Kayabaga

Recuse: (1): S. Turner

**Motion Passed (11 to 3)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: S. Turner

Seconded by: M. Cassidy

That Introduction and First Reading of Bill No.'s 256 to 275, excluding Bill No. 274, 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)**

Motion made by: S. Lewis

Seconded by: S. Hillier

That Second Reading of Bill No.'s 256 to 275, excluding Bill No. 274, 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)**

Motion made by: S. Lehman

Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No.'s 256 to 275, excluding Bill No. 274, 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)**

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

That Introduction and First Reading of Bill No. 274 BE APPROVED.

Yeas: (14): 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

Nays: (1): Mayor E. Holder

**Motion Passed (14 to 1)**

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

That Second Reading of Bill No. 274 BE APPROVED.

Yeas: (14): 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

Nays: (1): Mayor E. Holder

**Motion Passed (14 to 1)**

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

That Third Reading and Enactment of Bill No. 274 BE APPROVED.

Yeas: (14): 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

Nays: (1): Mayor E. Holder

**Motion Passed (14 to 1)**

#### **4. Council, In Closed Session**

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

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

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

A matter pertaining to the proposed or pending 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.  
(6.1/14/CSC)

##### **4.2 Solicitor-Client Privileged Advice/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. (6.1/13/PEC)

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

**Motion Passed (15 to 0)**

The Council convenes, In Closed Session, at 5:09 PM, with Mayor E. Holder in the Chair and all Members participating.

At 5:25 PM, the Council resumes in public session, with Mayor E. Holder in the Chair and all Members participating.

**9. Added Reports**

9.1 14th Report of Council on Closed Session

Motion made by: J. Morgan

Seconded by: J. Helmer

1. Property Acquisition – Part of 1985 Gore Road for Natural Heritage Open Space

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the property municipally known as part of 1985 Gore Road, located on the south side of Gore Road west of Veteran’s Memorial Parkway, as shown on the attached location map, further described as Part of Part of Lot 2, Concession A designated as Parts 1, 2, 3, and 4, Plan 33R-9149, except Parts 2 and 3, Plan 33R-12797 and secondly: being Part Lot 1, Concession A, designated as Part 1, Plan 33R-12797, being Part of PIN 081320167, containing an area of approximately 17.98 acres, for the purpose of a park acquisition to protect natural heritage features and to the allow the City to implement part of the City’s Cycling Master Plan, the following actions be taken:

- a) the offer submitted by Dancor Phase III Oxford Inc. (the “Vendor”), attached as Schedule “A”, to sell the subject property to the City, for the sum of \$219,321.00 BE ACCEPTED, subject to the following conditions:
  - i) the City to satisfy itself in its sole and absolute discretion as to the soil; geotechnical, archaeological and environmental condition of the property;
  - ii) the Vendor agreeing, at its expense, to complete a reference plan; and describing the property; and
- b) the attached Source of Financing for this acquisition BE APPROVED, it being noted that future assessment growth funding will be requested to support the future operating costs of these new lands.

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)**

**13. By-laws (Continued)**

Motion made by: A. Hopkins

Seconded by: E. Pelozza

That Introduction and First Reading of Bill No. 255 and the Added Bill No. 276, 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: S. Lehman

That Second Reading of Bill No. 255 and the Added Bill No. 276, BE APPROVED.

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

**Motion Passed (15 to 0)**

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

That Third Reading and Enactment of Bill No. 255 and the Added Bill No. 276, 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)**

The following are By-laws of The Corporation of the City of London:

Bill	By-law
Bill No. 255	By-law No. A.-8009-183 - A by-law to confirm the proceedings of the Council Meeting held on the 15th day of September, 2020. (City Clerk)
Bill No. 256	By-law No. A.-8010-184 - A by-law to establish the Capital Asset Renewal and Replacement Reserve Funds By-law and to govern the administration and management of said funds. (2.1/14/CSC)
Bill No. 257	By-law No. A.-8011-185 - A by-law to establish the Animal Welfare Reserve Fund. (2.2a/14/CSC)
Bill No. 258	By-law No. A.-8012-186 - A by-law to establish the Building Permit Revenue Stabilization Reserve Fund. (2.2a/14/CSC)
Bill No. 259	By-law No. A.-8013-187 - A by-law to establish the Dearness Home Gift Reserve Fund. (2.2a/14/CSC)
Bill No. 260	By-law No. A.-8014-188 - A by-law to establish the Municipal Election Reserve Fund. (2.2a/14/CSC)
Bill No. 261	By-law No. A.-8015-189 - A by-law to establish the Official Plan Reserve Fund. (2.2a/14/CSC)
Bill No. 262	By-law No. A.-8016-190 - A by-law to establish the Tree Bank Reserve Fund. (2.2a/14/CSC)
Bill No. 263	By-law No. A.-8017-191 - A by-law to establish the Unfunded Liability Reserve Fund. (2.2a/14/CSC)
Bill No. 264	By-law No. A.-8018-192 - A by-law to establish the Red Light Camera Program Reserve Fund. (2.2b/14/CSC)
Bill No. 265	By-law No. A.-8019-193 - A by-law to appoint a director of 1220109 Ontario Inc. (2.5/14/CSC)
Bill No. 266	By-law No. A.-8020-194 - A by-law to authorize an Agreement between The Corporation of the City of London and York Developments Inc.; and to authorize the Mayor and City Clerk to execute the Agreement. (2.1/10/CPSC)
Bill No. 267	By-law No. A.-8021-195 - A by-law to approve the CMA Foundation Gift Agreement with the CMA Foundation; and, to delegate authority to execute the Agreement. (2.2/10/CPSC)
Bill No. 268	By-law No. CP-9-20006 - A by-law to amend By-law CP-9 entitled "A by-law to provide for the conveyance of land and cash in lieu thereof for park and other purposes". (3.1/10/CPSC)

Bill No. 269	By-law No. C.P.-1549-196 - A by-law to exempt from Part-Lot Control, lands located at 1830 Finley Crescent legally described as Block 98 in Registered Plan 33M-733. (2.6/13/PEC)
Bill No. 270	By-law No. C.P.-1550-197 - A by-law to exempt from Part-Lot Control, lands located at 1860 Finley Crescent legally described as Block 97 in Registered Plan 33M-733. (2.7/13/PEC)
Bill No. 271	By-law No. W.-5667-198 - A by-law to authorize the Huron Industrial Lands Stormwater Management Facility (SWMF) (Project No. ID2095A). (2.11/10/CWC)
Bill No. 272	By-law No. Z.-1-202868 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 230 North Centre Road. (2.4/13/PEC)
Bill No. 273	By-law No. Z.-1-202869 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1176, 1200, 1230 Hyde Park Road and portion of 1150 Gainsborough Road. (3.1/13/PEC)
Bill No. 274	By-law No. Z.-1-202870 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3557 Colonel Talbot Road. (3.2/13/PEC)
Bill No. 275	By-law No. Z.-1-202871 - A by-law to amend By-law No. Z.-1 to remove references to 1989 Official Plan and add references to The London Plan. (3.3/13/PEC)
Bill No. 276	(ADDED) By-law No. A.-8022-199 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Dancor Phase III Oxford Inc., to sell to the City part of 1985 Gore Road, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/14/CSC)

**14. Adjournment**

Motion made by: P. Van Meerbergen

Seconded by: P. Squire

That the meeting adjourn.

**Motion Passed**

The meeting adjourned at 5:32 PM.

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Ed Holder, Mayor

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Catharine Saunders, City Clerk





## Location Map



Note: General location shown, not to scale.

## SCHEDULE "A"

### Agreement of Purchase and Sale

#### AGREEMENT OF PURCHASE AND SALE

**PURCHASER:** THE CORPORATION OF THE CITY OF LONDON

**VENDOR:** DANCOR PHASE III OXFORD INC.

**REAL PROPERTY:**

Address Part of 1985 GORE ROAD, LONDON, ONTARIO

Location SOUTH SIDE OF GORE ROAD AND WEST OF VETERANS MEMORIAL PARKWAY

Measurements PART 4 IRREGULAR (17.40 ACRES) & PART 5 IRREGULAR (0.58 ACRES) Subject to Final Survey.

Legal Description: Firstly: Part of Lot 2 Concession A Designated as Parts 1, 2, 3 & 4 on Plan 33R-9149, Except Parts 2 & 3 on Plan 33R-12797 & Secondly: Being Part Lot 1 Concession A Designated as Part 1 on Plan 33R-12797 and being Part of PIN 081320167 and further shown highlighted in red as Part 4 and Part 5 in the plan attached (subject to final survey) in Schedule "A" ("the Property") of this agreement in the City of London, County of Middlesex.

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be TWO HUNDRED AND NINETEEN THOUSAND THREE HUNDRED AND TWENTY ONE DOLLARS CDN (\$219,321) payable as follows:
  - a) Deposit amount of Ten Thousand Dollars CDN (\$10,000.00) payable to the Vendor's Solicitor In Trust;
  - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:
  - Schedule "A" Description of the Property
  - Schedule "B" Additional Terms and Conditions
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by the Council of the Corporation of the City of London at a meeting to be held no later than **September 30<sup>th</sup>, 2020**, after which date, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on **October 30<sup>th</sup> 2020** (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on **November 16<sup>th</sup> 2020**. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all encumbrances. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove,

## SCHEDULE "A" Cont'd

### Agreement of Purchase and Sale

remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property .

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
19. **CLOSING ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers..
20. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context..
21. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

The Corporation of the City of London hereby accepts the above Agreement of Purchase and Sale and agrees to carry out the same on the terms and conditions herein contained.

**SCHEDULE "A" Cont'd**  
**Agreement of Purchase and Sale**

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. \_\_\_\_\_ of the Council of The Corporation of the City of London

THE CORPORATION OF THE CITY OF LONDON

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

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

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this 14 day of AUGUST, 2020.

SIGNED, SEALED AND DELIVERED  
In the Presence of

**DANCOR PHASE III OXFORD INC.**

Per:   
\_\_\_\_\_

Name: Sean Ford

Title: A.S.O.

*I/We Have the Authority to Bind the Corporation*

VENDOR'S LAWYER: Rigobon & Carl - Barristers & Solicitors (Cindy M Aulicino) 3700 Steeles Ave., W, Ste 401 Woodbridge, Ontario L4L 8K8 Phone: 905-850-5060

PURCHASER'S LAWYER: David G. Mounteer, Solicitor, 519-661-2489 (CITY) Ext. 4709 Fax: 519-661-0082



## SCHEDULE "A" Cont'd

### Agreement of Purchase and Sale

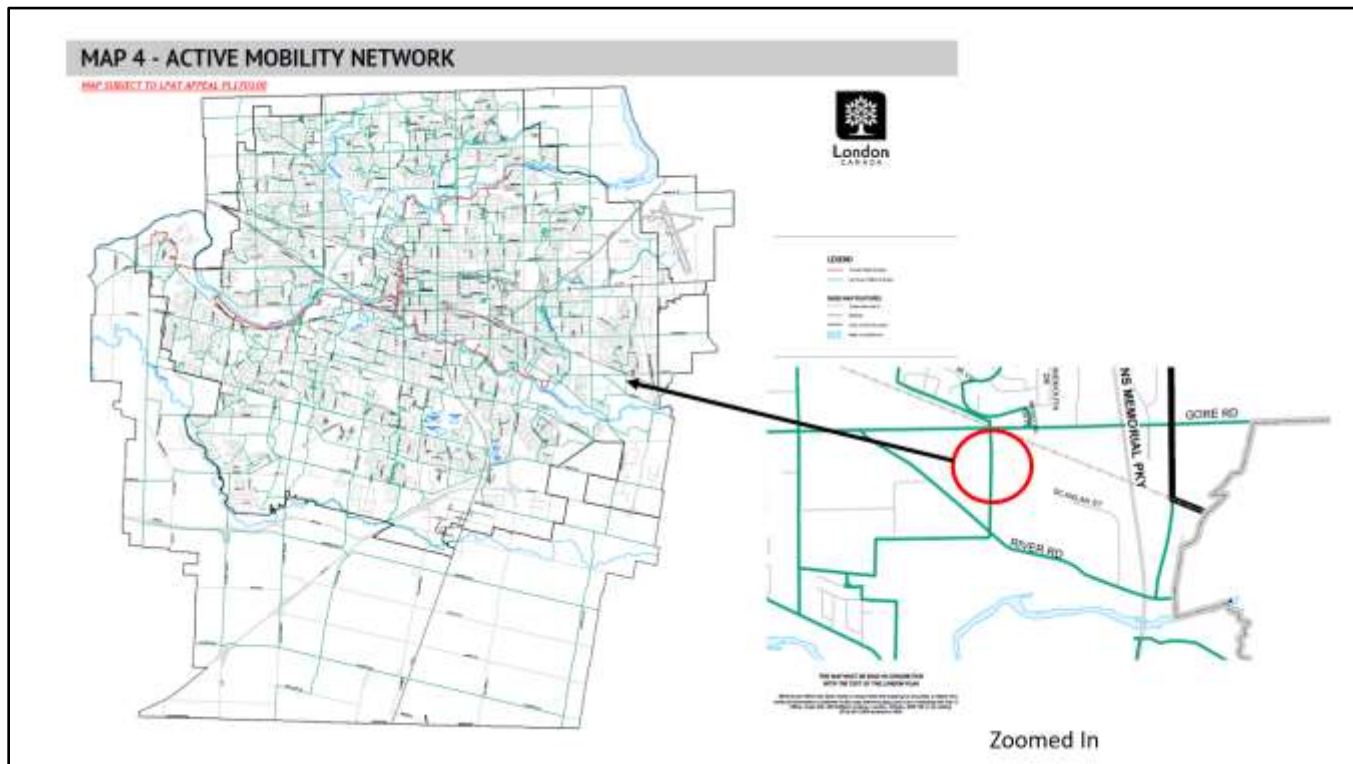
#### SCHEDULE "B" ADDITIONAL CONDITIONS

1. **SOIL, GEOTECHNICAL, ARCHEOLOGICAL, AND ENVIRONMENTAL TESTS:** The Purchaser shall have until **4:00PM on October 30<sup>th</sup> 2020** to satisfy itself in its sole and absolute discretion as to the soil, geotechnical, archeological and environmental condition of the Property. The Purchaser may enter on the Property and have soil, geotechnical, archeological and environmental tests conducted using qualified agents or servants. The Purchaser agrees that all such tests shall be conducted using reasonable care and that the Property shall be restored to a condition as close as reasonably possible to its condition prior to entry. The Purchaser agrees to indemnify and save harmless the Vendor from and against all claims, demands, costs, including reasonable legal costs, damages, expenses and liabilities whatsoever arising out of its entry on the Property and the conducting of such test.

If the results of the soil, geotechnical, archeological, and environmental tests are not satisfactory to the Purchaser in its sole and absolute discretion, it shall within the time limited deliver written notice to that effect to the Vendor and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction; failing delivery of written notice, the condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limited period.

2. **REFERENCE PLAN:** The Vendor agrees to prepare and deposit on title, on or before closing and at its expense, a reference plan describing the Property.
3. **VENDOR TO RELEASE CAUTION-LAND ON TITLE:** As a condition of this transaction, the Vendor acknowledges and agrees, at the Vendor's expense, to get a full and final release of the caution of land encumbrance registered on title as instrument ER1176691 (the "Caution-Land Encumbrance") prior to the closing of this transaction. The Vendor further agrees that the Purchaser shall at no point be liable for any costs, demands, claims, litigation(s), charges, penalties or fees associated with the Caution-Land Encumbrance as a direct or indirect result of this transaction.
4. **AS IS, WHERE IS:** The Purchaser acknowledges that pursuant to the terms hereof it will have an opportunity to complete such inspections of the condition of the Property as it deems appropriate to be satisfied with regard to same. No representation, warranty or condition is expressed or can be implied as to title, zoning or building by-law compliance, encumbrance, description, fitness for purpose, the existence or non-existence of contaminants, hazardous materials, environmental compliance, condition, or in respect of any other matter or thing whatsoever concerning the Property, save and except as expressly provided for in the Agreement."

**SCHEDULE "B"**  
**CYCLING MASTER PLAN**  
**(Map 4 – London Plan)**





APPENDIX "A"  
CONFIDENTIAL

Chair and Members  
Corporate Services Committee

#20130  
September 8, 2020  
(Property Acquisition)

**RE: Property Acquisition - Part of 1985 Gore Road for Natural Heritage Open Space  
(Subledger LD200024)  
Capital Project PK275520 - Woodland Property Acquisition  
Capital Project PK273520 - Parkland Acquisition**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

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

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Additional Funding</u>	<u>Revised Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>
<b><u>PK275520 - Woodland Property Acquisition</u></b>					
Land Acquisition	\$0	\$217,299	\$217,299	\$0	\$217,299
<b><u>PK273520 - Parkland Acquisition</u></b>					
Land Acquisition	35,055	29,655	64,710	65,055	29,655
City Related Expenses	30,000		30,000		
	<u>65,055</u>	<u>29,655</u>	<u>94,710</u>	<u>65,055</u>	<u>29,655</u>
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$65,055</u></b>	<b><u>\$246,954</u></b>	<b><u>\$312,009</u></b>	<b><u>\$65,055</u></b> 1)	<b><u>\$246,954</u></b>

**SOURCE OF FINANCING**

**PK275520 - Woodland Property Acquisition**

Drawdown from Woodland Acquisition and Management Reserve Fund 2) align="right">\$0 align="right">\$217,299 align="right">\$217,299 align="right">\$0 align="right">\$217,299

**PK273520 - Parkland Acquisition**

Drawdown from Parkland R.F. 2) align="right">65,055 align="right">29,655 align="right">94,710 align="right">65,055 align="right">29,655

**TOTAL FINANCING** align="right">**\$65,055** align="right">**\$246,954** align="right">**\$312,009** align="right">**\$65,055** align="right">**\$246,954**

1) **Financial Note:**

	<u>PK275520</u>	<u>PK273520</u>	<u>Total</u>
Purchase Cost	\$190,321	\$29,000	\$219,321
Add: Land Transfer Tax	1,628	145	1,773
Add: Due Diligence & Other Costs	22,000		
Add: HST @13%	24,742	3,770	28,512
Less: HST Rebate	(21,392)	(3,260)	(24,652)
Total Purchase Cost	<u>\$217,299</u>	<u>\$29,655</u>	<u>\$246,954</u>

- 2) The additional funding is available as separate drawdowns from the Woodland Acquisition and Management Reserve Fund and the Parkland Reserve Fund. The uncommitted balances in the Woodland Acquisition and Management Reserve Fund and the Parkland Reserve Fund will be approximately \$2.7 million and \$3.1 million respectively with the approval of this project.
- 3) Future assessment growth funding will be requested to support the future operating costs of these new lands.

ms

  
 Kyle Murray  
 Director, Financial Planning & Business Support

**From:** CCA London

**Sent:** Friday, September 18, 2020 1:37 PM

**To:** Maitland, Leif <[lmaitlan@london.ca](mailto:lmaitlan@london.ca)>; Kayabaga, Arielle <[akayabaga@london.ca](mailto:akayabaga@london.ca)>

**Cc:** 'Alicia Nelms'

**Subject:** [EXTERNAL] FW: Concerns with Notice of Application SPA 19-046 556 Wellington - Traffic Calming

Dear Leif,

After reviewing the Site plan for 556 Wellington Street File# SPA19-046, it appears that **Traffic Calming** has not been addressed.

We are wondering whether you could forward us any data or the plan that supports the additional traffic that will come from the development.

Please note we are not opposed to the development, but concerned with the additional traffic on Wolfe as the infrastructure was not designed to manage proposed amount of traffic.

**ACCESS TO PARKING GARAGE:**

- They are proposing 544 parking spots entering and exiting onto Wolfe Street.
- There are 293 existing vehicles that park in the back laneways both north and south of Wolfe St
- Of these 293 existing vehicles that park daily, there are 162 vehicles that can only access their parking spot from Wolfe St. the other 131 are on the southern side tight back alley that loops from Waterloo St to Wolfe St, right beside the proposed parking garage entrance.

NOTE: Wolfe Street is a narrow ( 21.5 ft W), one block, 2 way with no street parking, that already attracts speeding drivers using the street as a cut-over to Waterloo or Wellington St.

We added it up & there is a daily potential of **837 vehicles using Wolfe Street**, trying to turn onto Waterloo or Wellington St.

There is also an accessibility pedestrian ramp/crosswalk from Victoria Park (west & east side) at corner of Wellington and Wolfe. This is very hazardous for people crossing the street today, let alone when drivers are exiting or entering the proposed parking garage on Wolfe St.

Question...? Are there plans to add any electronic pedestrian cross-walks between Central and Dufferin Avenue?

It was noted that the site plan will inevitably cause high traffic congestion/jam when a vehicle is...

- turning right onto Wolfe from Wellington (back up at entrance) or
- south onto Wellington from Wolfe or
- north onto Wellington and getting caught by the stoplights 500 yards away at Central.

**Recommendation:**

- access to proposed garage off Wellington at south end of 556 Wellington using present parking access. This is half way between both stoplights ( Dufferin and Central) and will reduce traffic backup on Wolfe which is a tight narrow corner, even when it is expanded.
- block off Wolfe Street with garden containers at Wolfe parking garage entrance or
- make Wolfe Street one way
- Exiting onto Princess Avenue at back is also an option, as there is already a light at Waterloo and Princess Avenue

The lack of a traffic plan is not going to benefit the people of London, unless we consider it as part of the overall downtown Victoria Park development plan.

## **STREET LINE**

We also noticed that the building has not maintained the *street line* that was originally set back in the late 1800's when homeowners were building and then was deemed a building requirement/by-law by the West Woodfield Heritage Conservation District. The developer has the building nesting right to the sidewalk.

**Recommendation:** As Wolfe is a narrow and tight street, the proposed building needs to step back to line up with the Heritage homes/buildings so the street scape/line is even all the way to Waterloo. This will provide a clear site line from Victoria Park to Waterloo Street and will not suffocate the street.

Thank you - If you require any clarification, please call me directly.

Alicia

Alicia Nelms  
Nelms Group Ltd.  
City Centre Apartments

**Sent:** Wednesday, September 16, 2020 1:02 PM

**To:** Cassidy, Maureen <[mcassidy@london.ca](mailto:mcassidy@london.ca)>; Kayabaga, Arielle <[akayabaga@london.ca](mailto:akayabaga@london.ca)>; Turner, Stephen <[sturner@london.ca](mailto:sturner@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Helmer, Jesse <[jhelmer@london.ca](mailto:jhelmer@london.ca)>

**Subject:** [EXTERNAL] Proposed Development at 556 Wellington Street

I understand that you are on the committee charged with the task of approving the proposed development at 556 Wellington Street. We live at 320 Wolfe Street near the intersection of Wolfe and Waterloo. My understanding is that the committee focus is on heritage concerns as the project, apparently, complies with all other requirements. I understand what characteristics makes a house heritage but I'm unclear what characteristics makes a street or area heritage. Despite this lack of understanding I will, herewith, convey my concerns that I think will impact the character of Wolfe Street and I think will affect the heritage of the area.

Wolfe Street is a relatively quiet street. At some point in the past, I understand, the residents of Wolfe Street fought hard to maintain a narrow street with no parking in hopes to reduce the amount of traffic. We do get some traffic but it tends to be pretty sparse and it is not unheard of to see students playing road hockey on Wolfe Street. I am concerned that the proposed development will cause a significant increase in traffic on Wolfe Street. I have briefly reviewed the traffic study completed by LEA Consulting. I see that the study was dated April 2019 but we just received it today, the deadline to make submissions. Although I am a Civil Engineer and able to understand such studies, my review was very limited due to time constraints. Nevertheless I have a few comments on this report. I see the traffic study is predicting a significant increase in traffic on Wolfe street from this proposed development. There are two reasons why I believe the report may have underestimated the increase in traffic on Wolfe Street. First, the authors of the report attempt to predict conditions in the future to estimate 2026 traffic volumes for comparison purposes. Without the completion of the planning study that is currently underway for properties around Victoria Park, it, in my view, is not possible to make this future prediction. A proposal has also been submitted for the property at the North East corner of Wolfe and Wellington. If this development were to go ahead as a result of the Victoria Park Study (Secondary Plan) it would dramatically affect this traffic study. The second reason that I believe this study is flawed is that it does not take into account all the service/delivery vehicles that regularly park on Wolfe or Wellington near the intersection of Wolfe and Wellington. These service/delivery vehicles routinely cause traffic problems which have not been accounted for in the LEA traffic study.

Apart from concerns about increased traffic on Wolfe Street I am also concerned that the new proposed building will not be set back to align with the existing buildings on the South side of Wolfe Street. I believe this will have an impact on Wolfe Street as it will partly close off Wolfe Street looking West down Wolfe Street.

In summary, I have two main concerns. I am concerned about increased traffic on Wolfe Street and I'm concerned that the North face of the proposed building does not align with the existing houses on the South side of Wolfe.

Garth Webster

**From:** Kate Rapson  
**Sent:** Friday, September 25, 2020 1:41 PM  
**To:** Cassidy, Maureen <[mcassidy@london.ca](mailto:mcassidy@london.ca)>; Turner, Stephen <[sturner@london.ca](mailto:sturner@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Kayabaga, Arielle <[akayabaga@london.ca](mailto:akayabaga@london.ca)>; Helmer, Jesse <[jhelmer@london.ca](mailto:jhelmer@london.ca)>; PEC <[pec@london.ca](mailto:pec@london.ca)>  
**Cc:** MaryAnn Hodge  
**Subject:** [EXTERNAL] Great West application

Hello,

Thank you everyone for your comments on the 556 Wellington St. application. And thank you for upholding LACH's recommendation to refuse the heritage alteration application.

A few more thoughts:

- 1) While it's good there was discussion to move the parking exit off of Wolfe to Wellington, if the applicant agrees, will Wellington be widened? The boulevards are a heritage feature in the West Woodfield HCD. Also, if the applicant does agree to move the parking entrance/exit, would another traffic study be required? The impact of 500+ cars on that road should be carefully considered, especially in light of the fact that more buildings will be built in this area. An exit onto Princess was also a good suggestion, once the school traffic is taken into consideration.
- 2) Two slimmer towers would be better for shadowing and mitigate the massing on the street level? Will the shadow study be redone? What about wind impact?
- 3) Since everyone, including the applicant, is agreeable to residential on the ground floor, does that require a rezoning? How can we make that happen? While a coffee shop would be nice, a row of dark store fronts on the street level is not optimal for a neighbourhood. Eyes on the street, as Judy Bryant always said! Also if there were commercial units on the ground level, would there or could there be guidelines for lighting and signage? For instance a huge blinking "OPEN" sign would not be great. It is a pity there was not a public site plan approval process.

Also, community and immediate neighbours are very aware that a building will be on that site, and even welcome it as it fills in another surface parking lot. Rather it's the impact on the park and community that is of great concern. It's very unfortunate for everyone that discussion on site plan had to happen at this late in the game. However, I recognize it's just the way things work as there is unusual zoning on this site!

All this brings me to the Vic Park Secondary Plan. I know this is not on your agenda. But while we wait for the virtual public meeting to be scheduled, here are a few thoughts:

- 1) When I met with the planners on this file earlier this year, I asked if an environmental study could be included which would show what the impact of the scenario currently in the draft plan would have on the park. They said no: they could not do a study unless there were applications in front of them. So an environmental impact study would only be done on a case by case basis. I find this unacceptable because by then it's too late. Can staff be asked to include an overall study

that looks at the impact of potential shadowing, wind, vehicular traffic, pedestrian traffic, lighting, etc. would have on this small urban park? Bryant Park in New York is a prime example of what a walled in park looks like. Let's make this plan awesome! Innovative with lots of green building practices in place!

2) And finally, is it too late to freeze development applications until the Victoria Park Secondary Plan is done?

Many thanks your time and consideration of this application.

Kate Rapson  
Chair, Woodfield Community Association

# F.R. Berry & Associates

TRANSPORTATION PLANNING CONSULTANTS

660 Inverness Avenue

London, Ontario N6H 5R4

Tel: (519) 474 2527 Toll Free: 1 888 665 9192 Email: fyberry@rogers.com

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September 7, 2020

Our Ref. **2045**

Mr. M. Hattim

Dear Mr. Hattim:

**RE: PARKING AND SIDEWALK PROVISIONS  
SILVERLEAF SUBDIVISION, LONDON**

I have reviewed the material you sent me, including the supporting letter from Matt Baird, P.Eng. I fully support the recommendations contained in Matt's letter.

I understand that streets and pedestrian facilities in the Silverleaf subdivision have been designed according to guidelines in the Southwest Area Plan (SWAP) and the London Plan. I also understand that these guidelines are under appeal to the Local Planning Appeal Tribunal. Your concern relates to the lack of on-street parking and the provision of sidewalks on both sides of local streets.

I have attached a typical cross-section for an urban local road. This happens to be from the City of St. Thomas Design Guidelines Manual but is representative of best practices in the industry. It is supported by recommendations and guidelines in the Transportation Association of Canada (TAC) urban Supplement to the Geometric Design Guide for Canadian Roads.

A parking lane in addition to two traffic lanes is, in my opinion, mandatory for local streets except on cul-de-sacs or looped streets less than 150 metres in length where traffic volumes are very low. A parking lane is necessary to accommodate visitors and service vehicles and also to provide additional space when street repairs or maintenance is required.

The attached cross-section indicates that a sidewalk on one side only is required in most cases. Sidewalks on both sides would be justified for reasons of connectivity, such as a school access or commercial development. Neither of these features is present in your subdivision.

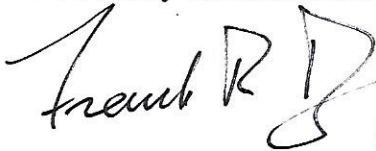




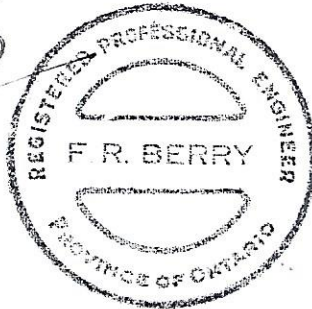
The City's Access Management Guidelines, which appear to have been superseded by SWAP and the London Plan, call for sidewalks on both sides of collectors and arterials, and for the complete length of any street on which a school property fronts and on transit routes. As noted above, there are no schools within your subdivision. In my experience, local streets in subdivisions constructed in the last 20 years have followed these guidelines and provided sidewalks on local streets on one side only.

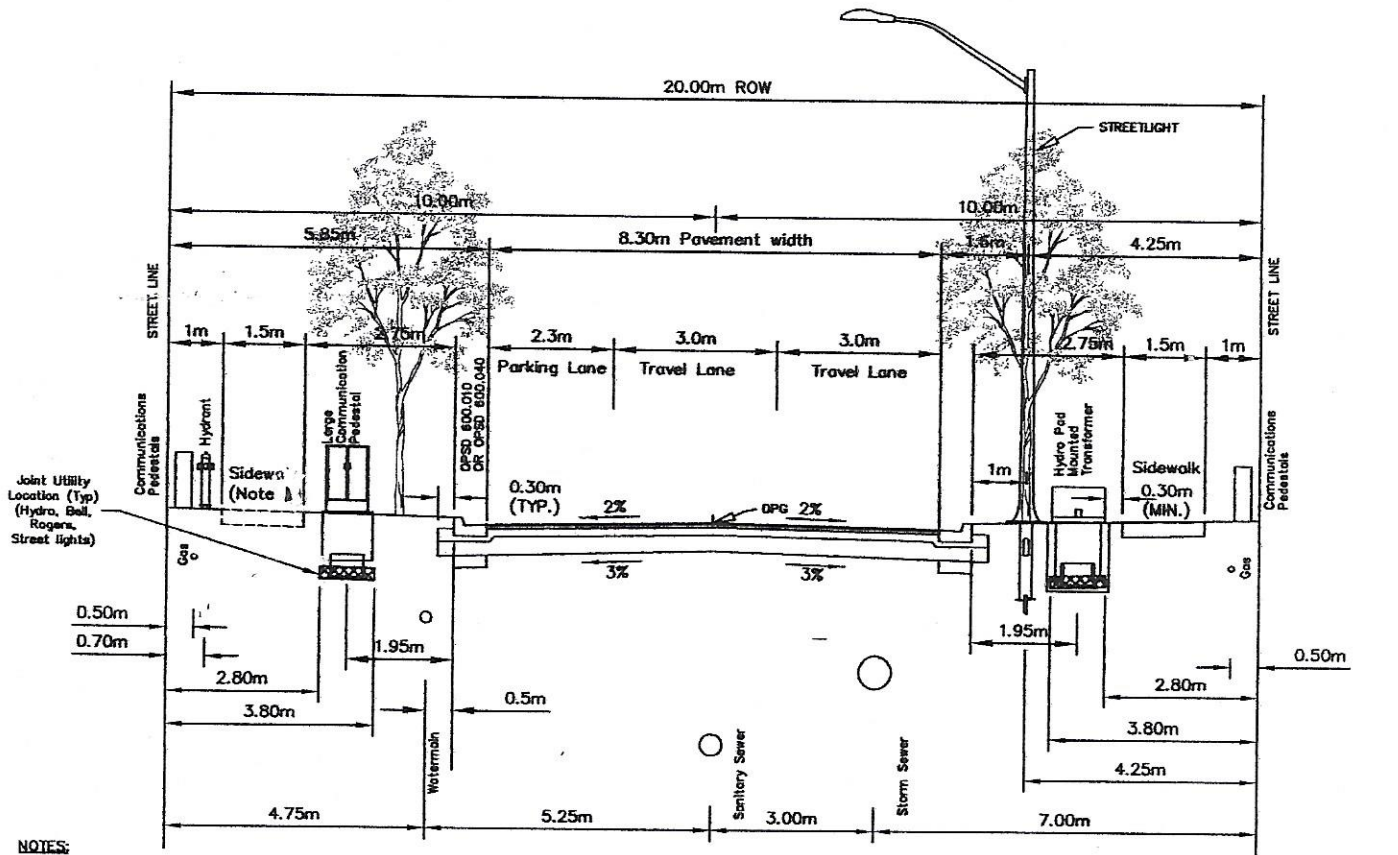
At this stage of development, I agree it is impractical to widen the local streets in the Silverleaf subdivision. All the more reason, therefore, to limit sidewalks to one side only. I agree with Mr. Baird's assessment of the current situation and his conclusion that "the only viable solution to the problem is the elimination of the proposed sidewalk on one side of the street".

Very truly yours  
F. R. Berry & Associates



Frank R. Berry, P.Eng.  
Principal





**NOTES:**

1. SIDEWALK MAY BE INSTALLED IN FUTURE, IF REQUIRED FOR PEDESTRIAN CONNECTIVITY NEEDS.
2. THE PAVEMENT STRUCTURE IDENTIFIED ARE MINIMUM REQUIREMENTS. ACTUAL PAVEMENT STRUCTURE TO BE RECOMMENDED BY A QUALIFIED GEOTECHNICAL CONSULTANT.
3. PARKING ON ONE SIDE OF STREET ONLY ON OPPOSITE SIDE OF INBOUND LANE.
4. BASE ASPHALT THICKNESS MAY BE INCREASED TO 80mm HLB DEPENDING ON SUBSEQUENT SUBDIVISION PHASING.
5. WHEN BICYCLE LANES ARE REQUIRED, INCREASE PAVEMENT WIDTH AND ROW WIDTH BY 3m.

**MINIMUM PAVEMENT DESIGN**

40mm	HL3
50mm	HLB
150mm	GRANULAR 'A'
300mm	GRANULAR 'B' (TYPE II GRADATION)

Utility	Min cover in Blvd	Min cover for Road crossing
Gas	0.9m	1.0m
Hydro	1.0m	1.0m
Comm.	0.75m	1.0m
Water	1.7m	1.7m
Storm	1.5m	1.5m
Sanitary	2.4m	3.0m

**TYPICAL CROSS SECTION**

NOT TO SCALE  
ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED

CITY OF ST. THOMAS STANDARD DRAWING

**URBAN LOCAL ROAD  
CROSS-SECTION**

REVISION DATE: FEB 2018  
DRAWING #: **R-03**

# Planning and Environment Committee

## Report

The 14th Meeting of the Planning and Environment Committee  
September 21, 2020

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

ALSO PRESENT: H. Lysynski, C. Saunders and J.W. Taylor

Remote Attendance: Councillor M. van Holst; J. Adema, A. Anderson, G. Barrett, J. Bunn, S. Corman, G. Dales, L. Dent, K. Dickins, M. Feldberg, D. Hahn, P. Kokkoros, G. Kotsifas, B. Lambert, T. Macbeth, D. MacRae, L. Maitland, C. Maton, H. McNeely, B. O'Hagan, C. Parker, M. Pease, A. Riley, M. Schulthess, B. Somers, E. Skalski, M. Tomazincic, B. Warner, B. Westlake-Power and P. Yeoman

The meeting is called to order at 4:02 PM, with Councillor M. Cassidy in the Chair, Councillors Hopkins and Turner present; it being noted that the following Members were in remote attendance: Mayor E. Holder; Councillors J. Helmer and A. Kayabaga

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: E. Holder

Seconded by: A. Kayabaga

That Items 2.1 and 2.3 BE APPROVED.

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

**Motion Passed (6 to 0)**

#### 2.1 Application - 1284 and 1388 Sunningdale Road West - Kent Subdivision Phase 3B - Special Provisions 39T-04510 Ph 3B

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Development Inc., for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Development Inc., for the Kent Subdivision, Phase 3B (39T-04510-3B)

appended to the staff report dated September 21, 2020 as Appendix "A"  
BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated September 21, 2020 as Appendix "B"; and,

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

**Motion Passed (6 to 0)**

2.3 Building Division Monthly Report for July 2020

That the Building Division Monthly Report for the month of July, 2020 BE RECEIVED for information. (2020-A23)

**Motion Passed (6 to 0)**

2.2 Application - 556 Wellington Street - HAP20-011

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, in response to the recommendation of the London Advisory Committee on Heritage, dated September 10, 2020, with respect to the staff report on the Heritage Alteration Permit (HAP20-011) relating to the property located at 556 Wellington Street, the staff report dated September 21, 2020 entitled "556 Wellington Street - HAP20-011" BE RECEIVED for information.

**Motion Passed (6 to 0)**

**3. Scheduled Items**

3.1 Application - 733 Wellington Street (Z-9222)

Moved by: S. Turner

Seconded by: E. Holder

That, on the recommendation of the Director, City Planning and City Planner, based on the application by McIver Holdings Inc., relating to the property located at 733 Wellington Street, the proposed by-law appended to the staff report dated September 21, 2020 BE INTRODUCED at the Municipal Council meeting to be held on September 29, 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 Residential R2 (R2-6) Zone and TO Residential R3 Special Provision (R3-4 ( )) Zone;

it being noted that the Planning and Environment Committee reviewed and received a communication dated from D. Deane Cummings, Co-Chair, Piccadilly Area Neighbourhood Association, with respect to this matter;

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 Zoning Amendment is consistent with the Provincial Policy Statement (PPS), 2020, which encourages an appropriate range and mix of uses to meet projected requirements of current and future residents;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Neighbourhood Area Place Type, Our City, Our Strategy, and all other applicable London Plan policies;
- the recommended amendment permits an appropriate range of residential uses that conform to the in-force policies of the (1989) Official Plan, including but not limited to the Main Street Commercial Corridor designation; and,
- the recommended Zoning By-law Amendment permits development that is appropriate for the site and compatible with the surrounding land.

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

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.2 Application - 666-670 Wonderland Road North (Z-9241)

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

That, on the recommendation of the Director, Development Services, based on the application by JFK Holdings, relating to the property located at 666-670 Wonderland Road North, the proposed by-law appended to the staff report dated September 21, 2020, BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property BY AMENDING the Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(17)) Zone;

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

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

- the proposed amendment is consistent with the Provincial Policy Statement, 2020;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to, the Auto-Oriented Commercial Corridor; and,
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Transit Village Place Type.

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.3 Application - 820 Cabell Street (Z-9196)

Moved by: J. Helmer

Seconded by: E. Holder

That the following actions be taken with respect to the application by Bruce Sworik, relating to the property located at 820 Cabell Street:

- a) the application BE REFERRED to a future Planning and Environment Committee meeting; and,
- b) the Civic Administration BE REQUESTED to work with the applicant and to report back with a draft by-law to permit ancillary commercial space permitted on the property to a maximum gross floor area of 400 m<sup>2</sup>;

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.

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: J. Helmer

Seconded by: A. Hopkins

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Hopkins

Seconded by: S. Turner

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

#### 3.4 Application - 122 Base Line Road West (OZ-9200)

Moved by: S. Turner

Seconded by: A. Hopkins

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the application by Housing Development Corporation London, relating to the property located at 122 Base Line Road West:

a) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend The London Plan by ADDING a policy to Specific Policies for the Neighbourhoods Place Type to permit a low-rise apartment building on the subject site and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the London Plan;

it being noted that the amendments will come into full force and effect concurrently with Map 1 and Map 7 of the London Plan;

b) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R8 (R8-3) Zone TO a Holding Residential R8 Bonus (h-5\*R8-3\*B(\_)) Zone;

the Bonus Zone shall be implemented through one or more agreements to provide for a low-rise apartment building with a maximum height of 4 storeys or 13.0 metres; an increased density of up to 100 units per hectare

(61 units total); a rear yard depth minimum of 15.0 metres; an interior side yard depth minimum of 3.0 metres for building walls containing no windows to habitable rooms or 8.0 metres for building walls containing windows to habitable rooms; a parking rate of 1 space per unit; and a bicycle parking rate of 1 space per 4 units, in return for the provision of the following facilities, services and matters:

- i) provision of Affordable Housing: A mix of unit types (by number of bedrooms) and a minimum of 30% of each unit type within the development will be provided at affordable rent (at approximately 70% of Average Market Rent). An agreements shall be entered into with the Corporation of the City of London to secure those units for a minimum affordability period of 20 years; and,
- ii) design Principles: Implementation of a site development concept, to be implemented through a future development agreement, which substantially achieves design principles that include:
  - A) building footprint and spatial orientation that: serves to activate the street; is pedestrian in scale; and establishes safe, direct, and barrier-free accessible pedestrian connections throughout the Site and from the Site to the public realm;
  - B) a principle building entrance that further serves to activate the streetscape and reinforce the “front facing” built form;
  - C) a building footprint that mitigates impacts, noting an enhanced rear yard setback and enhanced interior side yard setback are identified in the Bonus Zone;
  - D) a parking area that provides for safe, direct and barrier-free accessible pedestrian connections, is suitably sized to accommodate projected demand, and is strategically located to minimize impacts on the public realm;
  - E) an outdoor amenity area that is sufficiently sized and strategically located to provide for privacy and additional buffering opportunities and plantings, and also serves to mitigate overland flows and other potential stormwater management (SWM) impacts; and,
  - F) maintain, to the greatest extent possible, on-site green infrastructure in a manner consistent with the findings of the preliminary Tree Preservation Report;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement 2020;
- the recommended amendment conforms with the 1989 Official Plan;
- the recommended amendment conforms with the policies of The London Plan, including but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies;
- the recommended amendment facilitates infill and intensification of an underutilized urban site and encourages an appropriate form of development. Infill and intensification supports the City’s commitment to reducing and mitigating climate change by supporting efficient use of existing urban lands and infrastructure and regeneration of existing neighbourhoods;
- the recommended amendment facilitates the development of up to 61 affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic



Area of Focus 2: Create More Housing Stock; and,  
• the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit-supportive development, and a quality design standard to be implemented through a subsequent public site plan application.

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

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.5 Application - 1093 Westdel Bourne (Z-9186)

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

That, on the recommendation of the Director, Development Services, based on the application by Norquay Developments, relating to a portion of the property located at 1093 Westdel Bourne, the proposed by-law appended to the staff report dated September 21, 2020 BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of a portion of the subject property FROM a Residential R1 (R1-14) Zone TO a Residential R1 (R1-4) Zone;

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

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

- the proposed development is consistent with the PPS, 2020 by promoting the efficient use of land;
- the proposed development conforms with the in-force policies of The London Plan, including but not limited to permitted single detached dwelling use within the Neighbourhood Place Type;

- the proposed development conforms with the in-force policies of the (1989) Official Plan, including but not limited to the permitted use of single detached dwellings in the Low Density Residential designation; and,
- the recommended Zoning By-law amendment will ensure that the zoning of these lands corresponds with the zoning of five(5) partial lots within the Eagle Ridge draft approved plan of subdivision (39T-17501).

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

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.6 Application - 799 Southdale Road West (OZ-9188)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Speyside East Corporation, relating to the property located at 799 Southdale Road West:

- a) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend the Official Plan for the City of London (1989):
  - i) by changing the land use designation FROM "Low Density Residential" TO "Multi-Family, Medium Density Residential",
  - ii) as it relates to the Southwest Area Secondary Plan, by changing the land use designation of 20.5.17 Appendix 1 (Official Plan Extracts) FROM "Low Density Residential" TO "Medium Density Residential";
  - iii) as it relates to the Southwest Area Secondary Plan, by changing the land use designation of 20.5.3.4 - Schedule 2 ( Multi-Use Pathways and Parks) FROM "Low Density Residential" TO "Medium Density Residential";
  - iv) as it relates to the Southwest Area Secondary Plan, by changing the land use designation of 20.5.5 - Schedule 4 (Southwest Area Land Use Plan) FROM "Low Density Residential" TO "Medium Density Residential";

- v) as it relates to the Southwest Area Secondary Plan, by changing the land use designation of Schedule 6 (Lambeth Residential Neighbourhood Land Use Designations) FROM “Low Density Residential” TO “Medium Density Residential”;
- vi) as it relates to the Southwest Area Secondary Plan, by changing the land use designation of Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations) FROM “Low Density Residential” TO “Medium Density Residential”; and,
- vii) as it relates to the Southwest Area Secondary Plan, by changing the land use designation of Schedule 12 (North Talbot Residential Neighbourhood Land Use Designations) FROM “Low Density Residential” TO “Medium Density Residential”;

b) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend the Official Plan for the City of London (1989) to ADD a policy to Section 10.1.3 – “Policies for Specific Areas” to allow the site to develop with reduced setbacks, building heights of 6-storeys, a maximum density of 100 units per hectare, that the front lot line is deemed to be Southdale Road West to permit a 6-storey continuum-of-care facility; 5-storey apartment buildings; and townhouse units;

c) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend The London Plan to change Policy 1565\_5 (List of Secondary Plans) Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan):

- i) by changing the land use designation of 20.5.17 Appendix 1 (Official Plan Extracts) FROM “Low Density Residential” TO “Medium Density Residential”;
- ii) by changing the land use designation of 20.5.3.4 - Schedule 2 ( Multi-Use Pathways and Parks) FROM “Low Density Residential” TO “Medium Density Residential”;
- iii) by changing the land use designation of 20.5.5 - Schedule 4 (Southwest Area Land Use Plan) FROM “Low Density Residential” TO “Medium Density Residential”;
- iv) by changing the land use designation of Schedule 6 (Lambeth Residential Neighbourhood Land Use Designations) FROM “Low Density Residential” TO “Medium Density Residential”;
- v) by changing the land use designation of Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations) FROM “Low Density Residential” TO “Medium Density Residential”; and,
- vi) by changing the land use designation of Schedule 12 (North Talbot Residential Neighbourhood Land Use Designations) FROM “Low Density Residential” TO “Medium Density Residential”;

d) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (1989), Southwest Area Secondary Plan and The London Plan, as amended in parts a) through c) above):

i) to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone and a holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6) Zone TO a Residential R7 Special Provision (R7( )\*H20\*D100) zone on the western portion of the lands to permit a minimum front yard setback of 0.5 metres, a minimum exterior side yard setback of 9.2 metres, a front lot line that is deemed to be Southdale Road West, and to permit Continuum-of-Care Facilities to be owned and/or

operated by a for-profit entity;

ii) to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone and a holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6) Zone TO a Residential R5 Special Provision/Residential R9 Special Provision ((R5-7( ))/(R9-3( )) Zone on the eastern portion of the lands to permit a maximum density of 100 units per hectare, minimum front yard setback of 0.5 metres, a minimum west side yard setback of 4.8m, a minimum east side yard setback of 6.0m, a maximum building height of 17m, a maximum density of 100 units per hectare, a front lot line that is deemed to be Southdale Road West, and buildings oriented to the Southdale Road frontage; and,

iii) to change the zoning of the subject property FROM a Residential R2 Special Provision/Residential R4 Special Provision (R2-1(13)/R4-3(1) Zone TO a Residential R5 Special Provision/Residential R9 Special Provision ((R5-7( ))/(R9-3( )) Zone on the eastern portion of the lands to permit a maximum density of 100 units per hectare, minimum front yard setback of 0.5 metres, a minimum west side yard setback of 4.8m, a minimum east side yard setback of 6.0m, a maximum building height of 17m, a maximum density of 100 units per hectare, a front lot line that is deemed to be Southdale Road West, and buildings oriented to the Southdale Road frontage.

e) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed Official Plan amendment and Zoning By-law Amendment as:

i) the changes represent technical amendments to the 1989 Official Plan and The London Plan to facilitate amendments to the Southwest Area Secondary Plan, and Zoning Bylaw; and,

ii) the recommended Official Plan amendment and Zoning By-law amendment have the same effect as the proposed Official Plan amendment circulated in the Notice of Application and the Public Meeting Notice;

it being further noted that the Planning and Environment Committee reviewed and received a communication dated September 4, 2020 from G. Versteegh, 804 Southdale Road, with respect to this matter;

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

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

- the recommended amendments are consistent with the 2020 Provincial Policy Statement (PPS) which direct municipalities to ensure development provides healthy, liveable and safe communities, and that provide for an appropriate range and mix of housing types and densities;
- the recommended amendments conform to the in-force policies of the (1989) Official Plan including, but not limited to, the policies of Chapter 10 which list the necessary condition(s) for approval of Policies for Specific Areas to facilitate the development of the subject lands to a Multi-family, Medium Density Residential development, supporting Southwest Area Plan policies and the recommended Multi-family Medium Density Residential designation;
- the recommended amendments conform to the in-force policies of The London Plan including, but not limited to, the Southwest Area Secondary Plan. Overall, the proposed residential uses will serve the intended function of the Neighbourhoods Place Type while providing for a manner which respects the intended form and character of the area through conformity with the Southwest Area Plan's Urban Design

Guidelines;

- the recommended amendments conform to the policies of the Southwest Area Secondary Plan (SWAP);
- the recommended amendments would provide the necessary guidance for the developer and staff, and would direct the most intense residential uses along Southdale Road West, an arterial road, with a transition to less intensive forms adjacent to the low density residential to the south. The overall height and density of this proposal would be in keeping with the proposed Multi-family, Medium Density Residential density target for these lands. This marginal increase in height and density for this development will not cause serious adverse impacts for surrounding residential land uses;
- the recommended amendments to Zoning By-law Z.-1 will conform to the (1989) Official Plan, Southwest Area Secondary Plan and The London Plan as recommended to be amended. The recommended amendments to the Zoning By-law with special provisions will provide for an appropriate development of the site; and,
- the holding provisions on the subject site are recommended to be removed as all conditions have been satisfied.

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.7 Application - Demolition Request for Heritage Designated Property - 120 York Street

That it BE NOTED that the Planning and Environment Committee was unable to reach a majority decision with respect to the application by Farhi Holdings Corporation, relating to the property located at 120 York Street and pursuant to Section 19.3 of the Council Procedure By-law, the matter is hereby submitted to the Municipal Council for its disposition;

it being further 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.

Additional Votes:

Moved by: J. Helmer

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the building on the heritage designated property at 120 York Street, within the Downtown Heritage Conservation District, BE PERMITTED, and the following actions BE TAKEN:

a) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,

b) the applicant BE REQUIRED to obtain final Site Plan Approval for the property.

Yeas: (3): M. Cassidy, J. Helmer, and E. Holder

Nays: (3): A. Hopkins, S. Turner, and A. Kayabaga

**Motion Failed (3 to 3)**

Moved by: S. Turner

Seconded by: A. Kayabaga

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: E. Holder

Seconded by: A. Kayabaga

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.8 Application - Request to Remove from the Register, Heritage Listed Property - 1455 Oxford Street East

Moved by: J. Helmer

Seconded by: A. Hopkins

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, that the property at 1455 Oxford Street East BE REMOVED from the Register of Cultural Heritage Resources;

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.

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

**Motion Passed (6 to 0)**

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

Motion to open the public participation meeting.

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

- 3.9 Application - Old Victoria Hospital Lands Secondary Plan (O-9223) and 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street and Waterloo Street (Z-9224)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the applications by The Corporation of the City of London relating to The Old Victoria Hospital Lands Secondary Plan Area and the properties located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street:

- a) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend the Official Plan for the City of London, 1989 by changing Section 20.6 – Old Victoria Hospital Lands Secondary Plan by DELETING Section 20.6.3.3 – Bonusing Policies and DELETE and REPLACE Sections 20.6.4.1 iv) a), b), c), and d); 20.6.4.2 v) a), b), and c); 20.6.4.3.1 iii) a), b), and c); 20.6.4.3.2 iii) a), b), and c); and 20.6.4.3.3 iii) a), b), and c);
- b) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend The London Plan by changing policy 1565\_3 – List of Secondary Plans – Old Victoria Hospital Secondary Plan, by DELETING Section 20.6.3.3 – Bonusing Policies and DELETE and REPLACE Sections 20.6.4.1 iv) a), b), c), and d); 20.6.4.2 v) a), b), and c); 20.6.4.3.1 iii) a), b), and c); 20.6.4.3.2 iii) a), b), and c); and 20.6.4.3.3 iii) a), b), and c);
- c) the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II appended to the staff report dated September 21, 2020 as Appendix "C" BE ADOPTED at the Municipal Council meeting to be held on September 29, 2020 by resolution of City Council;
- d) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend section 19.2.2 of the Official Plan for the City of London, 1989 by ADDING the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of Council approved guideline documents;

e) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Section 20.6 (Old Victoria Hospital Lands Secondary Plan) of the Official Plan for the City of London, 1989 by ADDING a policy to Section 20.6.5.8 "Guideline Documents";

f) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Section 1716\_ of The London Plan by ADDING the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of Council approved guideline documents;

g) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "G" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Section 1565\_3 of The London Plan (Old Victoria Hospital Secondary Plan), by ADDING a policy to Section 20.6.5.8 "Guideline Documents";

h) the proposed by-law appended to the staff report dated September 21, 2020 as Appendix "H" BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan, The London Plan, and the Old Victoria Hospital Lands Secondary Plan as amended in parts a) and b) above), to change the zoning of the subject property FROM a Residential R3/Residential R7/Residential R9 (R3-1/R7•D150•H24/R9-7•H24) Zone and Holding Residential R7/Residential R9/Regional Facility (h•5•R-7•D150•H12/R9-3•H12/RF) Zone TO a Holding Residential R8 Special Provision (h•h-5•R8-4(\*)) Zone, Holding Residential R8 Special Provision (h•h-5•R8-4(\*\*)) Zone, Holding Residential R8 Special Provision (h•h-5•R8-4(\*\*\*)) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision (h•h-5•R4-6(\_)/R8-4(\*\*\*\*)) Zone, and an Open Space Special Provision (OS1(\*)) Zone;

i) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed Official Plan amendment as:

- i) the changes represent technical amendments to the 1989 Official Plan and The London Plan to facilitate amendments to the Old Victoria Hospital Lands Secondary Plan; and,
- ii) the recommended Official Plan amendments has the same effect as the proposed Official Plan amendment circulated in the Notice of Application and the Public Meeting Notice;

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 PPS, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
- the recommended amendment conforms to the in-force policies of the Old Victoria Hospital Lands Secondary Plan, including but not limited



to The Four Corners, Transit-Oriented Mainstreet, Low-Rise Residential, Mid-Rise Residential, and High-Rise Residential Policy Areas; and,  
• the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, High Density Residential designation.

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: E. Holder

Seconded by: A. Hopkins

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.10 Public Participation Meeting- Not to be heard before 5:30 PM - Application - 556 Wellington Street

Moved by: A. Kayabaga

Seconded by: J. Helmer

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of GWL Realty Advisors, relating to the property located at 556 Wellington Street:

a) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Site Plan Approval to permit the construction of two buildings containing a total of 405 units:

- i) the impact of the heritage aspect of the neighbourhood;
- ii) the West Woodfield Heritage Conservation District indicates that new buildings should respect the heritage character of West Woodfield through attention to height, built form, setback, massing, material and other architectural elements;
- iii) the proposed new development should be consistent with neighbourhood facades;
- iv) the streetscape should be preserved;
- v) the north facade should be in line with the general line of the buildings on Wolfe Street;
- vi) there is no outdoor amenity space;
- vii) a wind study was not prepared;
- viii) there is no consideration given for snow removal;

- ix) Wellington Street is closed for festivals almost every weekend in the summer and wondering where the traffic from the building would go;
- x) there is no consideration provided for deliveries;
- xi) there are no environmental considerations for the building, such as, green roofs and car charging stations;
- xii) Wolfe Street should not be widened;
- xiii) there will be a significant increase in traffic on Wolfe Street which is a narrow street;
- ix) request for a pedestrian crosswalk on Wolfe Street at Wellington Street;
- xv) the main floor be residential instead of commercial; and,
- xvi) the shadow studies show that in March and September there will be no sunlight for the neighbouring properties up to Waterloo Street; and,

b) the Approval Authority BE ADVISED that the Municipal Council raised the following issues with respect to the Site Plan Application to permit the construction of two buildings containing a total of 405 units:

- i) continue to work with the Applicant to amend the proposed buildings design that would best to assist in achieving appropriate transitioning between the proposal, the existing neighbourhood and Victoria Park; and,
- ii) consider potential access off of Princess Avenue and Wellington Street including narrower design;

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

- a communication dated September 6, 2020 from B. Rich, 54 Palace Street;
- a communication dated September 15, 2020 from M. A. Hodge and T. Okanski, 310 Wolfe Street;
- a communication dated September 3, 2020 from J. Petrie, 543 Dufferin Avenue;
- a communication dated September 16, 2020 from E. Kane, 24 McGill Place;
- a communication dated September 3, 2020 from G. James, 101-295 Wolfe Street;
- a communication dated September 16, 2020 from L. Harrison, by email;
- a communication dated September 16, 2020 from G. Priamo, Principal Planner, Zelinka Priamo Ltd; and,
- a communication dated September 17, 2020 from K. McKeating, Architectural Conservancy of Ontario;

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.

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

Moved by: E. Holder

Seconded by: S. Turner

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

### 3.11 Silverleaf Subdivision - Transportation Mobility and Safety

Moved by: E. Holder

Seconded by: J. Helmer

That, the following actions be taken with respect to transportation mobility and safety in the Silverleaf subdivision:

- a) the staff report dated September 21, 2020, entitled "Silverleaf Subdivision - Transportation Mobility and Safety" BE RECEIVED for information;
- b) the delegation from R. Galizia, Silverleaf Community, with respect to road safety BE RECEIVED for information; and,
- c) the communication from Councillor M. van Holst Notice of Motion to request reconsideration of Municipal Council's decision regarding the installation of sidewalks in a portion of the Silverleaf community BE RECEIVED.

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

**Motion Passed (6 to 0)**

## 4. Items for Direction

### 4.1 6th Report of the London Advisory Committee on Heritage

Moved by: S. Turner

Seconded by: A. Hopkins

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage from its meeting held on September 10, 2020:

- a) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to construct two high-rise buildings on the property

located at 556 Wellington Street, within the West Woodfield Heritage Conservation District, BE REFUSED; it being noted that the concerns raised by the London Advisory Committee on Heritage (LACH), on their report dated December 11, 2019, regarding the Heritage Impact Assessment for the above-noted matter, have not been addressed to the satisfaction of the LACH;

b) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the property at 1455 Oxford Street East BE REMOVED from the Register of Cultural Heritage Resources;

c) on the recommendation of the 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 proposed alterations to the property located at 562 Maitland Street, within the East Woodfield Heritage Conservation District, BE PERMITTED with terms and conditions:

- all exposed wood be painted;
- the previously installed 6"x6" wood posts be finished with wood materials in the design submitted as part of the Heritage Alteration Permit application;
- the previously removed rails and spindles be conserved and re-installed; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

d) on the recommendation of the 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 proposed alterations to the property at 91 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with terms and conditions:

- the rear addition results in a new building height to reflect no more than a 3' increase;
- the new exterior cladding to consist of tongue-and-groove wood siding;
- the new windows on the rear addition to consist of double-hung, aluminium clad wood windows consistent with the style and proportions of the existing windows on the dwelling;
- the roof materials on the addition to consist of asphalt shingles;
- all the exposed wood be painted;
- the existing conditions of the property and dwelling be photographed for documentation purposes prior to the construction of the addition; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,

e) on the recommendation of the 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 property at 59 Wortley Road, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the replacement railing on the steps be constructed of wood, with a top and bottom rail and wood spindles set between;
- all the exposed wood of the steps and railings be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,

f) clauses 1.1, 3.1 to 3.3, inclusive, BE RECEIVED for information.

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Kayabaga

Seconded by: S. Turner

Motion to approve part a), which reads as follows:

a) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to construct two high-rise buildings on the property located at 556 Wellington Street, within the West Woodfield Heritage Conservation District, BE REFUSED; it being noted that the concerns raised by the London Advisory Committee on Heritage (LACH), on their report dated December 11, 2019, regarding the Heritage Impact Assessment for the above-noted matter, have not been addressed to the satisfaction of the LACH;

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

Nays: (1): E. Holder

**Motion Passed (5 to 1)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 10:23 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – 733 Wellington Street (Z-9222)

- Councillor Cassidy: Thank you Mr. Barrett. Any technical questions for Mr. Barrett from Committee? Councillor Hopkins.
- Councillor Hopkins: Yeah. Thank you, Madam Chair, and through you to staff, just a question around the parking, if you can explain the parking and the requirements that reading the report are exceeding the by-law requirement, I just need a little bit more clarification there.
- Gregg Barrett, Director, City Planning and City Planner: Through the Chair, in fact the parking requirement is one space per unit and there are, I believe, six spaces required in tandem at the rear.
- Councillor Cassidy: Councillor?
- Councillor Hopkins: Yeah, thank you for that. So, it does meet the parking requirements then?
- Gregg Barrett, Director, City Planning and City Planner: Yes, it is my understanding that yes, the requirement is one space per unit, there are going to be six provided.
- Councillor Cassidy: Ok. Is the applicant here? Would the applicant like to address the Committee?
- Can everyone hear me ok?
- Councillor Cassidy: Yes. If you just want to state your name and then you will have five minutes.
- Wonderful. Thank you very much. My name is Matt Campbell, I am here from Zelinka Priamo on behalf of Mclver Holdings for 733 Wellington Street. We have reviewed the staff report and the recommendation and the implementing by-law and we are very happy to see the recommendation. We have worked well with staff on this project. Like Mr. Barrett said, this is an existing situation that we are attempting to alleviate some of the operational and leasing issues associated with a seven bedroom unit. There is a reduction in the net number of bedrooms from eleven down to ten and the parking situation is existing at the rear as well. Well exceeding the three parking spaces that are required. If there are any questions regarding this I'm happy to answer them and I would encourage the Committee to approve staff's recommendation for approval. Thank you.
- Councillor Cassidy: Thank you Mr. Campbell. I will go to the committee rooms to see if there are any members of the public that would like to comment on this application. I'll call the Committee's attention to the Added Agenda. There is an added communication from Ms. Delilah Deane Cummings representing the Piccadilly Area Neighbourhood Association so I would just bring that to the Committee's attention and check one more time to see if there is any member of the public in the committee rooms who would like to address the Committee. Ok. I'm not seeing any action from the committee rooms, so I will look for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 666-670 Wonderland Road North (Z-9241)

- Councillor Cassidy: Thank you Mr. Hahn. Any technical questions for Mr. Hahn? No. So I will check to see if the applicant is here and if the applicant would like to address the Committee? Just state your name and you will have five minutes.
- Good afternoon members of Planning Committee and members of the staff and public. My name is Casey Kulchycki, I a Planner with Zelinka Priamo Limited representing JFK Holdnigs. We have reviewed the staff report and are in agreement with the recommendation. Just, I will note that some of you may recognize this property as we did a recent ZBA requesting medical/dental offices. There was a bit of a miscommunication between us and our clients on exactly the robustness of the proposed tenant and we discovered that clinic was a better use that was needed which triggered the need for this Zoning By-law Amendment so just, we had to kick the can twice on this one but we are happy to answer any questions.
- Councillor Cassidy: Thank you. I just want to check with the Clerk, if there is a Clerk in Committee Room 4, I wonder if either the microphone or the camera could be moved because when a speaker is. Yeah. To the, yeah. Because we can't see the speaker when, based on the camera placement or something. Great. Thank you so much. Are there are any members of the public who would like to speak to this application? I'll ask one more time. In any of the committee rooms are there any members of the public who would like to speak to the Wonderland Road North application. Seeing none, I will look for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – 820 Cabell Street (Z-9196)

- Councillor Cassidy: Thank you Mr. Parker. Any technical questions for Mr. Parker? Seeing none, is the applicant here? Would the applicant - ?
- Councillor van Holst: Madam Chair?
- Councillor Cassidy: I'm sorry Councillor van Holst. I did not see your virtual hand. Go ahead.
- Councillor van Holst: Thank you Madam Chair. I had a couple questions, through staff, this is a fairly large building 3,000 square meters. I wanted to ask that if that is large for an L1 or and now I'm wondering LI2.
- Councillor Cassidy: Mr. Parker?
- Chuck Parker, Senior Planner: LI1 and LI2 zones can apply to a wide range in sizes of industrial buildings. It depends on the uses that are in them. As I said they are 17 different uses allowed in the LI1 zone, an additional 6 uses in the LI2 so the property can be small, it can be large there's a wide range, there's no minimum size on either of those zones.
- Councillor van Holst: Okay thanks. I asked that because we do have a maximum of 100 square meters which is about a 10 by 10 area for ancillary retail space. Now I'm going to ask how you arrived at the conclusion that it was 25 percent or 40 percent was too big and we're sticking with the 10 because this is a place where they've had some interest by manufacturers and in 3,000 square feet or 3,000 square meters you can build some very large things but you wouldn't be able to show them in a 10 by 10 meter room for instance it'd be a great place for building furniture; however, the show room would be completely inadequate at this new maximum.
- Councillor Cassidy: We're doing technical questions Councillor.
- Councillor van Holst: Okay then so have we in the past been able to drop the maximum for ancillary space and lift it to the say the 25 percent because of a bigger space.
- Councillor Cassidy: Mr. Parker.
- Chuck Parker, Senior Planner: Not aware of any cases where that has occurred. Typically when we have retail outlets associated with an industrial use they're quite large. I can't think of a specific example where that has been the case where we waived the 100 square meters. That 10 by 10 meter space is actually 35 feet by 35 feet which is somewhat large depending on the industrial use you have and the goods you sell so it may be adequate for selling furniture but I can't give you a specific example of where we've allowed that to change.
- Councillor van Holst: Okay thank you Madam Chair. I'll be asking for change like that; however, that would be part of the debate so I don't know that I have further technical question. Thank you.
- Councillor Cassidy: Thank you Councillor. And just lower your virtual hand so I'll know next time when you're asking because I did miss it but I'll keep an eye now. Is the applicant here and would the applicant care to address the Committee? Go ahead sir. State your name and you'll have five minutes.



- Thank you Madam Chair and members of Council. My name is Bruce Sworik. I'm the owner of the building and have owned this building for over 30 years and it's a, it was a Heavy Industrial 1 Zone when I first purchased the building and then the City de-zoned it to an LI1. My request for an LI2, I'm happy with that. it just gets compliance. My main issue with this is, in the 30 years that I've owned those building I have had a lot of leasing issues because of the small amount of ancillary retail space that would be allowed and the 10 percent even though Mr. Parker has commented is it is a decent size room it's not when you can compare it to a hundred meters is very little out of a 3,000 square foot meter building. I would ask the Council maybe if they could just for clarification in my zoning proposal maybe if the maximum from 100 square meters was raised to I think I could live with a 300 to 400 square meters and drop the 25 to 40 percent. Again I've lost a number of large manufacturing type tenants that require 5,000 to 15,000 square feet but the ability for them to show them off to the members of the general public who are interested of the process or manufacturer of purchasing that good they just all walked away and said you know what you don't have enough space for us. So I only ask the Council to change the, I could live with dropping the 25 to 40 percent right out of it and just change the maximum from 100 square meters to say maybe 300 to 400 square meters and I could live with that and be able to, I've been suffering with some bad vacancies because of this and I don't have divisions, there's four divisions in that building and none are less than 5,000 feet so it makes it very difficult to you know to rent it to the appropriate type of manufacturer which would also create some more business and some more jobs. I rest my case on that.
- Councillor Cassidy: Thank you Mr. Sworik. Are there any members of the public who are here to speak to this item? In any of the committee rooms that I see on screen, I'm looking for members of the public would like to comment on this application. And there's nobody in the gallery. I see none so I will look for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 122 Base Line Road West (OZ-9200)

- Councillor Cassidy: Thank you Mr. Macbeth. Councillor Hopkins.
- Councillor Hopkins: Thank you Mr. Macbeth. I do have a technical question regarding the thirty percent affordable units, there is sixty-one units. Do we know the make-up or the mix of these units at this time?
- Travis Macbeth, Planner II: Thank you. Through the Chair, I believe it is forty-seven one bedroom and then there was two or three two bedroom, sorry, two or three three bedroom and then the remainder being two bedroom. Mr. Giustizia can correct me if I am wrong but the thirty percent applied would be thirty percent minimum for each unit type.
- Councillor Cassidy: Any other technical questions? Councillor Turner.
- Councillor Turner: Thanks Madam Chair, I had an opportunity to discuss with Mr. Giustizia earlier but I am just curious about the bicycle parking and how that has changed so it's one per four units, what would normally be required?
- Travis Macbeth, Planner II: Through the Chair, I believe it is one per two but I would have to double check that. The rationale there being that generally people are inclined to keep them in their own units or that the storage that is available doesn't, in the same way that car parking isn't maximized, bicycle storage facilities aren't generally maximized so the one per four is, was deemed to be acceptable in other comparable buildings that the HDC have their affordable housing providers see.
- Councillor Turner: Thank you. I'll comment more later.
- Councillor Cassidy: Any other technical questions? Wonder, Mr. Giustizia, if you were needing or wanting to add anything to Mr. Macbeth's presentation?
- Steve Giustizia, CEO, Housing Development Corporation: Through you Madam Chair, I just want to, those two comments just maybe quickly, I think the numbers were forty-seven, ten and four. I just want to confirm that and then .75 is the normal for bicycle but overall I just want to acknowledge and thank Committee and City staff. I think what you're seeing in front of you and Mr. Macbeth just did a fabulous job summarizing it, is our work that preceded our, our acquisition of this property last year by, by a couple of years. There was a couple of years of policy work that went into this and I think what you're seeing today is the, is the result of what can be done very consistent within both the existing land use plans and also providing for best use and intensity in form. So, with that Madam Chair I, I have my Development Managers, Kim Wood, the Project Lead and Brian Turcotte, the Development Manager who took the planning lead on this and we're here to answer questions should you need.
- Councillor Cassidy: Thank you Mr. Giustizia. So now I will go to members of the public if there are any members of the public here for this application. Just check to see if you would like to address the Committee? I see somebody in Committee Room 5. If you just state your name and then you will have five minutes.

- My name is Mr. Oleg Kodolov and I am the owner of the units at 95 Base Line Road West which is in close proximity to the building and I have heard an overwhelmingly negative response from anyone I talked to about this proposed development and I notice the reason overwhelmingly negative response even in the document that I have read. There are many reasons for that but the main reason would be density and I'm not sure this can be addressed by making any minor changes to this project. Densities are too high already in this area and there is much emphasis on intensification but intensification is actually hurting residents by harming the ecology. It substantially reduces space between the buildings in the area where there's already very little space between the building and it increases the number of residents at a time when we need to think about more space even when the residents go for a walk during the time of Covid. I just suggest to the Council to find a less congested place for this kind of a project. I also ask the Councillors, if possible, to make sure that this area is not developed in future because there was already a project to develop this area several years ago. There was another different application and, at that time, it did not go through so I suggest to rezone it in such a way that nothing other than really tree planting is allowed in this area because it's a relatively, relatively narrow space in between the buildings which would definitely need for ecological reasons and I did read the application and I don't think congestion density concerns are addressed or even can be addressed in this kind of application and I really ask the Council to think about reasons other than intensification or issues other than intensification for the purposes of this project. For example, the application refers to a couple of small parks in the neighbourhood but in fact you have to walk quite a bit one little small parks and they're very small for the number of residents who live in this in this area and it's really an area of many apartments buildings, it's apartment building after apartment building, condo buildings, apartment buildings, various long-term care buildings, at least one long-term care building and really different residents including many retired residents who reside in this area do not have an opportunity to use a lot of open space. You really have to use your vehicle to drive to get to a good park and I would ask Council to think about issues other than intensification, no matter what the benefits of intensification might be. One issue certainly might be Covid-19 and necessity to have more distance between people even when they go for a walk as well as general, general issues of fresh air, regular ecological reasons. There are other reasons, by the way, presented against this project. You may refer to other submissions on this issue but this density issue and the ecological issue, I think, is the one that would be addressed and that's why I request to abandon, to abandon this project. Of course we all love the environment we can agree that we should reject the type of development that hurts both people and environment. It is very poorly allocated, that's the main reason, it really has to be somewhere else in a different part of the city, not where we have already so many different buildings and so I make recommendations to the full Council and to consider all the relevant reasons relating to density and environment cannot be addressed all relating to the health and wellbeing of people including many retired individuals living in this area relating to density as well as various other concerns being raised but those other concerns, even those, if those other concerns are addressed, for example, about potential changes in property values or crime rates in the area and various other comments that in fact you have online and I also heard about, from many residents, even if you address those concerns you cannot really address the issue of density and the damage to ecology that is being done and I strongly recommend to abandon the whole project altogether rather than, rather than make various changes to it. So I hope you will decide positively on this on the 29th. Thank you very much for attention.

- Councillor Cassidy: Thank you sir. Are there any other members of the public who would like to speak to this application? Looking in the committee rooms that I see on my screen and I'm not seeing anybody standing up, coming forward. Doesn't look there's any like there's anybody else who would like to comment from the members of the public so I will go to the Committee and ask for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – 1093 Westdel Bourne (OZ-9186)

- Councillor Cassidy: Thank you Ms. Riley. Any technical questions? Seeing none. Is the applicant here and would the applicant like to address the Committee?
- Hello. My name is Colin McClure. I work for West Kains Land Corp, the applicant. I'd just like to say thank you to staff for the report and that we agree with their recommendation. Any questions I am happy to answer them. Thank you.
- Councillor Cassidy: Thank you sir. I'll go to the committee rooms to see if there are any members of the public who would like to comment on this application? I'll go again, any members of the public in any of the committee rooms who have questions or comments on the application at 1093 Westdel Bourne? Seeing none I will look for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.6 PUBLIC PARTICIPATION MEETING – 799 Southdale Road West (OZ-9188)

- Councillor Cassidy: Thank you Ms. Riley. Any technical questions for Ms. Riley? Seeing none I'm wondering if the applicant is present and would the applicant care to address the Committee? State your name and you have five minutes.
- Good afternoon Committee. Again my name is Matt Campbell and I'm with Zelinka Priamo on behalf of Southside the applicant on this application. We're very excited to be here tonight. We worked quite a while with staff and we've reviewed the staff report and I will acknowledge there is quite of a lot of amendment material to go through. We have gone through that in detail and we're quite satisfied so thank you to staff for, for putting forward those draft by-laws and draft policies. One of the questions that has come up a number of times that I would just like to point out for the Committee's information is that the continuum of care facility, this is a model of care that we're really seeing across the board and it's quite a positive thing that we're seeing. It is the facility that combines a nursing home element, which referred to in our report as assisted living, as well as independent living which is under the Zoning By-law it's defined as a senior citizens apartment building so we are actually combining those two elements together to create a facility where members of the community can age in place. We're very excited about that. Again we're, we've had the benefit of speaking to the community. We did hold a community open house. Normally we like to do those in person but thanks to Covid we, we were able to do that online and it was quite, it was quite an active response that we received with that and we thank members of the community for coming out and sharing their thoughts. Again we're, we're happy with staff's recommendation and we're here to answer any questions that the Committee or the public may have. Thank you very much.
- Councillor Cassidy: Thank you Mr. Campbell. So I'll go to the committee rooms now and just see if there are any members of the public who would like to address the Committee? Come forward and state your name and you have five minutes.
- Hi. Good evening everyone. My name is Becky Williams, a resident in the Talbot Village community and I just wanted to discuss in regards to the rezoning of 799 Southdale Road some of that negative impacts that it will have not only for Talbot Village but surrounding communities. As we purchased our home in Talbot Village we did thorough research in regards to the zoning that was going to be going on the Southdale Road as we back on to Raleigh with the hills behind us that are there currently. It was zoned for low density and that's why we chose our home and invested our savings into that house rather than where the high density was going to be with the Pomeroy building and the new apartments there. We knew that was going to be high density therefore we chose where we did for the purpose of low density along with other neighbors and residents there. The traffic calming area that we currently have in Talbot Village will be severely disrupted with the amount of housing. I believe now with a total of six hundred and ninety three units between the continuum care facility, two apartments and thirty-three townhomes. That will disrupt the calming, like I said, neighbourhood we have existing now. My thoughts and ideas are similar to retirement home village of Glendale Crossing Andover and Southdale, it would be a better purpose to use those lands for facilities such as that, where it's a three level building with some green space around it and it's not impeding in the neighbourhood nor is it taking over and consuming the neighbourhood and the residents there however having the impact of the three large buildings, five and six story, and thirty-three town homes in such a small space is very congested, is going to increase traffic problems and with the current infrastructure on

Southdale, Tillmann Road and Colonel Talbot, it can't handle the traffic that's currently there.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.7 PUBLIC PARTICIPATION MEETING – Demolition Request for Heritage Designated Property – 120 York Street

- Councillor Cassidy: Any technical questions? Councillor Turner.
- Councillor Turner. Thank you Madam Chair. Through you, with respect to this application, the, there's kind of two parts to it. There's the demolition application and then there's the future of the site and often we contemplate the two of those in, in tandem. The future of the site question ends up getting left. My concern is in granting this. Then we, we leave a vacant site I think it's outlined in the report that the intent is set to create parking on that site so it just becomes another parking lot. Is there another part of this process where I think it would probably require a temporary parking permit to be able to operate that site as such and, and, are, what are the options available to Council at this time?
- Councillor Cassidy: Is that Ms. Dent that will answer that?
- Laura Dent, Heritage Planner: I'm going to refer this to one of my colleagues in Development Services.
- Councillor Cassidy: Thank you Ms. Dent.
- I can speak up. Sorry Madam Chair. It's Michael Pease from the site plan group. I was trying to find the hand up button so I decided to speak up.
- Councillor Cassidy: Thank you. Go ahead.
- Michael Pease, I can provide some clarity. So the application here through a site plan is for parking which is an association with another commercial property for the owner and within a hundred fifty meters under the regulations of the Zoning By-law so that's, I wouldn't necessarily call it a commercial parking lot, expansion of the lot to the east is in association with a commercial use within a hundred fifty meters of the property.
- Councillor Turner: Thank you.
- Councillor Cassidy: Any other a technical questions? I wonder if there is a representative for the applicant who's here who would like to speak to this? Do you want to state your name and you have five minutes?
- Hi. My name is Jim Bujouves, the President for Farhi Developments and thank you Madam Chair. In fact it was two weeks ago when I was here and you mentioned you met this gentleman from Farhi back, I believe, January, February, so I just thought I'd say hello now that you've met me again. With regard to the London Advisory Heritage Committee report dated August 12th I just like to acknowledge the recommendation of the Director with the advice of the Heritage Planner specifically on the Downtown Heritage Conservation District Plan it does note in the language that it provides policies and guidelines to manage change for approximately three hundred seventy properties within its boundaries. The HDC Plan is to establish a framework by which the heritage attributes of the downtown can be protected, managed and enhanced as this area continues to evolve and change over time. The reason I bring this forward is that Farhi Holding Corporation owns approximately fifty-eight buildings in the downtown district. The commitment to maintaining and revitalizing heritage assets is evidenced in building such as the Capitol Theatre restoration at 204 Dundas, TD



bank building at 220, former Scott's building at 229-231, the Richmond block, Duffield building at 215 Dundas and the historical Idlewyld as a reference point. The restoration of heritage buildings to preserve and bring history to life ensure that they enhance the fabric of the community is evidence in over twenty projects alone London, Ontario. Specifically referring to the Downtown Parking Study that is referred to in section 2.5 of the report I note the following: the 2015 Downtown London Parking Study and the more recent 2017 Downtown Parking Strategy do identify the need for further parking. The problem is it does not address some underlying realities that we are experiencing in the downtown core as follows: London has the lowest rate of commutes outside of the central census subdivisions which means more demand is placed upon its parking facilities; seventy-five percent drive to work, only eleven percent commute. CBRE and Cushman Wakefield analysis non-heritage properties have a twenty-one percent vacancy whereas heritage properties have thirty-four percent vacancy. The respective stalls is two hundred and nine versus sixty-seven per building. Class A building's have a thirteen percent vacancy rate whereas Class B and Class C have thirty-six percent vacancy. The respective stalls is two hundred eighty-one versus fifty-five per building. It is city versus suburb in impact on office has already had, has also had, a significant effect. In Q3 of 2019 alone over one hundred forty-five square feet, thousand square feet, of office space was under construction in the suburbs, none in the downtown. Downtown vacancy is at eighteen point four percent pre-Covid compared to twelve point six in the suburbs. Downtown parking per month is two hundred forty-one dollars versus zero in the suburbs. Overall vacancy attrition through moves to repurposed industrial or urban malls has exceeded one point five million square feet. How does this proposal assist both the City and Farhi? I referred to a couple items. Item number one, the Bell building, specifically within a hundred fifty meter radius. We have successfully revitalized the 100 Dundas properties since its' acquisition with a further one thousand eight hundred fifty employees in the building since its acquisition. Every one hundred thousand square feet results in approximately five hundred thousand in incremental property tax revenue and activates the core with people on the streets. We have no capacity to provide any further parking to increase occupancy. The proposed parking provides incrementally only fifteen parking spots for the submission made on March 13, 2020. We have lost a number of potential office tenants recently due to not having the parking ratios asking for by the leading brokers including Carfax and Compass totaling seven hundred employees. The building itself has the structural capacity and integrity to increase the number of floors and add a further five hundred thousand square feet. In addition we are proceeding with the submission on the Ridout residential development. The community information, the community meeting is pending. The demolition will reduce the existing parking deficiency we're currently have with existing Bell tenants we are contractually obligated to, to provide parking. I have brought that forward to your head of Development Services back in February and a few months ago as well. Item number two, future development: subject to market absorption we have every intention of initiating a redevelopment at 120 York on September 1, 2020, I forwarded the details of initiative, initiatives in concert with CBRE to the head of Planning and Development Services. The initiative incorporates all aspects of The London Plan, creates a mixed use residential and retail development to enhance the recreational, dining, shopping and service district. This will supply over five hundred additional units with approximately six hundred parking stalls.

- Councillor Cassidy: You've just passed your five minute mark and now, sir. I wonder if you could take about ten seconds and wrap it up.

- Jim Bujouves, the President for Farhi Developments: Heritage properties need parking as well and that's what's causing the problem in addition to the one hundred fifty meter proximity and I appreciate the time. Thank you.
- Councillor Cassidy: Thank you very much. So I'll go to the committee rooms to see if there are other if there are any members of the public who have come to comment on this. Anyone at all would like to make a comment or ask a question about this application for demolition request? I'm seeing none so all of a motion to close the PPM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.8 PUBLIC PARTICIPATION MEETING – 1455 Oxford Street East

- Councillor Cassidy: Thank you Ms. Dent. Any technical questions from the Committee? Seeing none I will go to the committee rooms to see if there is anyone here to speak to this matter. Anybody looking to provide comment or with questions on this application? Go ahead, state your name and you have five minutes.
- Good evening, my name is Casey Kulchycki. I'm a Planner with Zelinka Priamo Limited representing the applicant, Red Maple Properties. Just wanted to say that we have reviewed the staff report and are in agreement with the delisting of this property and we are looking forward to bringing the OPA/ZBA applications for this property and its neighbours forward at a future Planning Committee. Thank you.
- Councillor Cassidy: Thank you Mr. Kulchycki and my apologies for not inviting you to speak as the agent for the applicant. Are there any members of the public who would like to comment on this? One last chance for members of the public to come forward with questions or comments on 1455 Oxford Street East. Seeing none I'll look for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.10 PUBLIC PARTICIPATION MEETING – Application – 556 Wellington Street

- Councillor Cassidy: so Mr. Yeoman I wonder if you could, you know, and that sort of everybody has sort of talked around this so I wonder if you could just explain clearly why we're not talking about rezoning why there isn't a rezoning or Official Plan Amendment application before us tonight.
- Paul Yeoman, Director, Development Services: Thank you Madam Chair. So the proposal that's before you tonight for the site plan, public site plan meeting, is consistent with the zoning that's provided and so we're looking right now to refine the site plan related matters that are contained in the Site Plan Control By-law so the zoning is in place for it and so it's the other matters that are under consideration tonight.
- Councillor Cassidy: Thank you Mr. Yeoman. I wonder if that's it or if Ms. Dent is also going to weigh in here or should we just we go straight to the public now? Okay the silence is giving me the answer I need so I will go to the committee rooms and I understand there are a number of people that are here for this matter so just let the clerks in the room know that you would like to speak and make your way to the microphone and you'll have five minutes please provide your name and you'll have five minutes to address the Committee. Go ahead.
- Mary Anne Hodge: I'm a resident on Wolfe Street and also a member of the Friends of Victoria Park. There are many competing pressures in the world today and as you all know I am deeply concerned about the climate emergency and increasing density in the core is important to that issue but I don't support density at any cost. I understand that this proposal or this meeting is the last tick the last of approval that they need for this development to proceed and I'm very concerned about the heritage aspect of this proposal you can see in the few remaining heritage homes on Wellington Street that the grandeur has already been lost due to zoning changes that happened before the West Woodfield Conservation Plan was established. So I ask myself what is the purpose of a heritage conservation designation and so to get answers I read the West Woodfield Heritage Conservation Plan which this property is located in and this Plan says that its purpose is to offer long term protection to areas that have important or identifiable historic and architectural resources and I think we would all agree that the Victoria Park in the surrounding neighbourhood are important reminders of London's expansion in the mid-1800s when the civic and industrial leaders of London created this Park and built their mansions around it. Generally it is the streetscape that is the focus of a Heritage Conservation District and that is also true in the West Woodfield Heritage Conservation Plan as the Plan so eloquently articulates street trees on boulevards are often linking elements extending like ribbons throughout the neighborhood to tie it all together. So streetscapes recognize that a building is intimately connected to its site and to its neighbors and an individual building is perceived as part of a group and requires all the neighbourhood all the all of its neighbors to conform to create the full effect so this Plan emphasizes that when buildings need to changes it's in this connection between the buildings that needs to be maintained. So the heritage plan states that as well existing road right of ways and width should not be increased unless required for public health and safety or bike lanes and so widening roads also goes against any climate change emergency recommendations so we keep that lens on it as well. The heritage conservation plan also asks that new buildings respect the heritage character of West Woodfield through attention to height, built form, setback, massing, material, other architectural elements which the Heritage Planners have agreed that this it does not conform to. It also notes that a building that would otherwise be consistent with its neighbors in former massing which this doesn't but even if it did it can have a disturbing effect on this consistency in the neighbourhood if it sticks out in front of the general line of building façade which this plan this proposal would stick out severely. So inherent in the heritage conservation plan is the mandate to preserve the streetscape it is not just the value of each individual

building but in the collective. 556 Wellington Street it's a highly coveted development site why because it overlooks our beautiful and historic Victoria Park and it terminates at Wolfe Street which is also a very desirable location due to its well preserved heritage homes and a very picturesque tree lined streetscape. 556 Wellington gains some of its value from its proximity to Wolfe Street. Being in a Heritage Conservation District has its advantages and disadvantages, ask any of the property owners on Wolfe Street and they will tell you that conforming to the heritage conservation requirements has meant higher renovation costs and building restrictions but the benefits are cohesive streetscape and the preservation of the architectural details that make this street treasured in the city. We only ask the same standards apply for all of the property owners along Wolfe Street. The report from the Heritage Planners emphasizes that this proposal does not integrate well with existing buildings on Wolfe Street and they see no evidence of trying to transition to the lower density of the street. The London Advisory Committee on Heritage (LACH) have listed the many requirements the heritage conservation plan does not fulfill and we have not seen much movement on this by the developer. So aside from the scale and massing the biggest ask that I have is for the developer to respect the streetscape, having a consistent build edge something that is urged by planners on the Wellington Street side and we also ask that this be the case on the Wolfe Street side. We ask that they move the north façade of the building so it is in line with the general line of building facade on Wolfe Street. This would result in a better integration with the existing streetscape so I urge you to heed the advice of the Planning staff and LACH and reject this proposal.

- Councillor Cassidy: Thank you Ms. Hodge. Are there others who would like to comment on this? Come to the microphone, don't be shy. I have someone in Committee Room 5? Okay no Committee Room 1 and 2? Go ahead yes go ahead state your name and you'll have five minutes.
- Danya Walker, 570 Wellington Street – See attached submission.
- Hazel Elmslie, 63 Arcadia Crescent – See attached submission.
- Councillor Cassidy: Ma'am, you are past your five minutes. I wonder if you could wrap it up soon.
- Well, did you include Danya Walker's stuff?
- Councillor Cassidy: Yes, ma'am. You, you get five minutes to speak. If other people want to come and have five minutes they can come and have five minutes.
- Alright, so, lastly I am asking Canada Life the ultimate owner of the project to walk the talk. Proudly displayed on its webpages under the banner Community and Social Responsibility their commitment includes supporting our communities and committing ourselves to sustainability. This project is exactly what the community of London does not want in the neighbourhood of the West Woodfield Heritage Conservation District which is supported by The London Plan. It may meet zoning but it certainly does not meet heritage and I hope I have illustrated a number of other shortcomings. Furthermore there is nothing to suggest that this project is committed to sustainability. Where are the ecar charging stations?
- Councillor Cassisdy: Ma'am, you are well past six minutes.
- What are the plans for waste reduction? And I could go on but I guess I am cut off.
- Councillor Cassidy: I wonder if you could provide your name ma'am?
- Sorry?
- Councillor Cassidy: Could we have your name for the public record?

- Sorry. Hazel Elmslie, 63 Arcadia Crescent.
- Councillor Cassidy: Thank you very much. So I'm sorry and I also neglected to ask if the applicant is here and would the applicant care to address the Committee? You can go ahead sir. State your name and you have your five minutes.
- Greg Priamo: Since the rest of the public has already gone forward I'm wondering whether it would be appropriate to let them finish their comments and then I would have the benefit of being able to comment on those too and sort of close the loop on some of these issues.
- Councillor Cassidy: I think that's fine. Thank you. So back to Committee Room 1 and 2. I see you there sir standing, come to the microphone, state your name and you'll have five minutes.
- Garth Webster: I live at 320 Wolfe Street. I just want to finish what this lady was reading. Zero lot lines allowed looking at footprint on page SPA 004 we note that the building extends beyond the sight lines of the houses on Wolfe Street and beyond sight lines of Centennial Hall to City Hall. This is disappointing as these sight lines were considered very important in the decision making process for Victoria Park Secondary Plan proposals. Involving sight lines was one of the areas of agreement by many of this stakeholders in that proposal. Zero lot line will also limit the utility of retail portion so that any restaurants would not be able to have viable patio areas. Outdoor amenity space is nonexistent being limited to terraces or balconies tied to units. Unfortunately fourteen of these units will face the solid cement wall building. I think you read this. Sorry I think it's a bit repeating but outdoor amenity space is nonexistent being limited to terraces or balconies tied to units. Unfortunately fourteen of these units will face the solid cement wall of Building 2. This will also significantly affect the amount of light in these units. Furthermore another 24 units will be looking directly into the lovely windows of the units of Building 2 or rather 16 Building 2 units will have a very nice view of Building 1 balconies. I understand that a wind study was not required because this development is not in the downtown area that requires one. This is a bit ironic as it is in the downtown when it comes to zoning but not when climate is an issue. Because the study was not required I was told by city staff at the last LACH meeting that it was not asked for. The wind study would not provide, was not provided, that much useful information not only for Victoria Park but on the probable wind tunnel effect of Building 2 on 34 units of Building 1 with balconies facing Building 2. A balcony is not much use if it's too windy to use. I also note that floor 5 of Building 2 will not have walls CSPA 806 SPA 155 this is the top floor of the parking levels in Building 2. I wonder what effect wind will have here and how they will manage the snow in the winter. The traffic study does not address three important facts Wolfe Street is narrower than local roads in the neighborhood. Wolfe Street has no boulevard to accommodate snow removal. Wellington Street is closed almost every other weekend between Dufferin and Central between June and September this summer notwithstanding. Furthermore we're in the beginnings of the new age of online commerce, there does not appear to be any consideration given to package delivery on other than Canada Post. Will Wellington Street be subject to constant lane blockage because deliveries are made to the door facing Wellington? That is where GPS will direct all the drivers. Lastly I'm asking Canada Life the ultimate owner of the project to walk the talk. Proudly displayed on this web pages under the banner, Community and Social Responsibility. Their commitments include supporting our communities and committed ourselves to sustainability. This project is exactly what the community of London does not want in the neighborhood of West Woodfield Heritage Conservation District which is supported by the London Plan. It may meet zoning but it certainly does not meet heritage and I hope I have illustrated a number of other shortcomings. Furthermore there is nothing to suggest that this project is committed to sustainability. Where are the e-car charging stations? Could there have been green roofs? What are the plans for waste reduction specially recycling and composting? What is included in the project that is above and beyond what is required by-law? I view that as a minimum standard Canada Life and previous Great West Life have promised more than minimum standards. I therefore

request that PEC support in WHCD, volunteers of LACH and the recommendation of very skilled in decades city staff and reject this proposal. It could have been built twenty-five years ago but it does not belong the third decade of the 21st century.

- Councillor Cassidy: Thank you. Thank you Mr. Webster. Any other members of the public who wish to comment? State your name and you'll have five minutes.
- Thank you. My name is Kate Rapson and I'm the Chair of the Woodfield Community Association. I sent a letter to PEC last week and we ask that you support the decision made by LACH regarding the Canada Life application at 556 Wellington Street and refuse the heritage alteration application. The Woodfield Community Association supports all the points made by LACH. A few key items. There's a few things I would like to highlight. In policy 4.3 of the West Woodfield HDC the plan states new buildings shall respect and be compatible with the heritage character of the West Woodfield Area through attention to height, built form, setback, massing, material and other elements. We don't believe this application reflects many of these characteristics, design does show brick and other materials but it does not in character in terms of set back and heights. The recommendation also in the Woodfield HDC is that the buildings be no more than 8 to 10 stories; however, and then 3 stories for buildings adjacent to houses on Wolfe Street, specifically in Princess Ave; however, this is obviously up to 18 stories. The application shows, also shows, a widening of Wolfe Street which is not supported by the HDC, HCD sorry. Wolfe should not be widened, the green boulevards are recognized and should be protected as stated in the Heritage Conservation District guidelines. I recognize, we recognize, that this site is, the zoning is an extreme conflict with the West Woodfield Heritage Conservation District and it also the Downtown Area Zone also sort of flies in the face of HCD. So with that we believe the Downtown Area Zoning is a mistake and the new London Plan, is a mistake in the new London Plan for the south end of the Park and should be revised to closer respect the policies and guidelines as outlined in the West Woodfield HCD. In addition, just referencing the traffic study, note that's not part of this application, but it states that there be no more than a hundred cars added to the local traffic on Wolfe Street. However should be noted that there will be 328 residential parking spots and 204 Canada Life employees spaces so that's kind of odd I don't see how it could just be limited to a hundred cars on that street so maybe we could ask for clarification from the developer on that. I have a few suggestions in just specific to traffic. Can the City respond to, with, traffic calming suggestions for Wolfe Street? It is a lovely little tree lined heritage street right now. Could Wolfe be made into a one way street, is that an option? Can there be pedestrian walk, crosswalks be installed at the end of Wolfe Street crossing Wellington? That's already pretty dangerous I can only imagine to be worse with this building and also how will traffic be managed during festivals? This application will set a precedent for lands abutting to the Park so it bears high significance to future public asset access and overall health of this small urban park. It would be far better if this application could be considered once the Victoria Secondary Plan is complete. Collectively we need to protect the green space for our future and focus intensification where it's allowed and logical. That's it. Thank you very much for your time. Appreciate your listening. Thank you.
- Councillor Cassidy: Thank you Ms. Rapson. Any other members of the public who would like to speak? Come to the mic. You'll have 5 minutes. Please state your name.
- Soon as I stand on the dot. My name is Kelly McKeating. I live at 329 Victoria Street and I am speaking on behalf of the Architectural Conservancy of Ontario. I'd like to start by saying that I think it's a little bit unfortunate that staff in their introductory remarks didn't mention that the staff recommendation regarding refusal of the heritage alteration permit, which was endorsed by LACH just last week. The timing of this application I think is unfortunate. Approval of the site plan application would give the impression that the public feedback and the concern regarding building heights around Victoria Park that was voiced at the PPM in front of PEC earlier this year hasn't been heard. It seems to me that the current zoning is an error or perhaps an oversight, it is a shame that the zoning of this particular area wasn't

changed when the HCD plan was finalized twelve years ago. Regardless of that hiccup, the view of the ACO is that the HCD plans recommended maximums should be respected. We all want intensification in the core and we all want buildings instead of parking lots as a couple of the Councillors mentioned earlier this evening but this building is too high and has too large of a footprint for this particular parking lot. There's an Ontario Municipal Board decision from 2015 that's supportive of this perspective. That decision, which was in Toronto the OMB determined that respectful separation district was critical to conserving the heritage attributes of the neighboring designated and listed properties and we believe that that precedent does apply here. We also agree with other comments that you've received that it would be preferable that the main floor of whatever building is eventually built should be residential and not commercial. And then finally I would not like to make a comment about the shadow studies in the site plan application package. I was appalled and aghast to see that at least in March and September the shadows of this building will extend all the way to Waterloo Street and that several of the houses on Princess and Wolfe would be in shadow for the entire afternoon during those times of the year. It seems to me that this is just incredibly unfair to the people who live on those streets to lose their sunshine to lose their privacy and this is a building that just should not be built in this particular location. I thank you for your attention.

- Councillor Cassidy: Thank you Ms. McKeating. Any other members of the public who wish to speak? Anybody in Committee Room 1 and 2 who are looking to speak to this application?
- Committee Room Staff: We don't have any more speakers in this room.
- Councillor Cassidy: Thanks very much. So I'll go to Committee Room number five, the agent for the applicant is there. If you would like to come forward, state your name and address the Committee. You have five minutes.
- Thank you Madam Chair. My name is Greg Priamo and we're the Planning Consultants for Canada Life and Great West Realty Advisors on this project. There's certainly a lot to unpack in the comments. There are two matters that the Planning Committee, excuse me that the Planning Committee is being asked to deal with tonight. One is consideration of this site plan by way of a public site plan meeting and it's largely colored by the heritage aspects if, if we weren't in a heritage district and there wasn't a requirement for statutory site plan meeting we'd be moving through the site plan approval process with staff and trying to address their concerns as has been catalogued by Planning staff where we're you know notwithstanding the heritage issues we're very close to completing what would ordinarily be deemed an acceptable response to the zoning and an acceptable response to the City's planning tools otherwise. That being said and as you know we've provided some correspondence particularly with respect to the heritage report and the recommendation from LACH where we were asking Planning Committee to reconsider their recommendation and support of the issuance of a heritage alteration permit. We appreciate that there was the content of the report prepared by staff it was certainly comprehensive. We did feel that it was unbalanced and that it focused a great deal on what they felt were the shortcomings of the project with very little consideration given to the matters that we brought forward to try to make this project a better project. There was assertions in the report that we didn't address, heritage issues. We provided a lengthy and comprehensive heritage alteration or heritage impact assessment prepared by a qualified heritage consultant and we provided several comprehensive responses to concerns raised through the various site plan steps that we've taken over the last few years. We never did receive any response from heritage staff as to our impression of, or, our response to their concerns. They've just continued to go back to their original position notwithstanding the fact that we provided responses but that being said. In short, we are in disagreement, we think that this building and the design approach that we've evolved with in working with staff has the ability to fit in this neighborhood particularly because it's at the edge of the neighbourhood, the built form of the neighborhood, I appreciate the park is part of the HDC but the built form in the neighbourhood, we're in a portion of the Woodfield neighbourhood that has seen some conversion and intensification



because of its proximity to the downtown and park so not all parts of the Woodfield neighbourhood are identical and when we're looking at the heritage district policies I think we have to have regard for that and in this particular instance I think we've done that. We've established what we believe to be an iconic building working within the parameters of the zoning that's on the site. I appreciate some of the comments and we've indicated to the public and to staff in the fullness of time it would be our preference for instance to have the ground floor of this building be residential but the zoning as it currently exists right now requires that the main floor be commercial. As we move forward if we get support for this application we would certainly entertain the prospect of looking at the necessary variances to allow for the main floor to be used for residential purposes. Since we've made the application we worked with staff to make considered improvements. The primary concern raised by staff was the rear portion of our development and in particular the parking garage. We've moved from an open concept parking garage to a fully enclosed garage with architectural features and building materials that match the rest of the building as staff have indicated more recently through discussions with the city we've agreed notwithstanding the fact that the zoning doesn't require it, we've agreed to move the building. We did lose some parking spaces and it does change some of the dynamics of the ramp system and the parking garage but we felt it was it was worth addressing given the concerns raised by staff. And so we did move the building off of the east property line three meters to allow for a planted garden which is ample space to allow for trees to grow and provide a buffer from those from that wall along the property line that you know the building sides on to our building it doesn't front and it's backyard has largely been converted to a commercial parking so it's not a particularly sensitive interface but nonetheless one worthy of consideration.

- Councillor Cassidy: You're past your five minutes Mr. Priamo. I'll give you a couple of seconds to wrap it up.
- Greg Priamo: So essentially in in this particular instance we think that we have we have met the tests of the of the heritage district plan we have met the tests of good planning and urban design and we certainly encourage Planning Committee to have regard for this submission that we made in that regard particularly the heritage impact assessment and the subsequent responses and support our application.
- Councillor Cassidy: Okay, thank you Sir. Thank you. I'll go back to Committee Room 1 and 2 just to make sure there are no other members of the public who would like to speak. I see one last person coming forward, if you could state your name, sir, you have five minutes.
- I'm Brian Evans: My wife and I own 297 Wolfe Street so we're in the crotch of the "L" formed by these buildings and it's been said already but I just want to emphasize that the back building butts fairly close to our backyards and it's a tall building so we will not see daylight which I guess is great from the standpoint of skin cancer but in terms of mental health it's nice to see some sunshine once in a while and they've show no regard for the neighbors. They have beautiful balconies built on this building for their people but for the rest of us will be without sunshine and it's I think it's a consideration. Thanks.
- Councillor Cassidy: Thank you very much Dr. Evans for coming out. Thanks for your perspective. Any other members of the public would like to speak? I'm seeing none so I'm about to close the public participation meeting; this will close the portion of the meeting where the, where you can provide comment so I just want to make sure everybody has spoken who would like to speak and I'll look for a motion to close the public participation meeting.

*walker*

My name is Danya and I live at 570 Wellington Street.

I do not support this current application.

I do not think that the proposed structure:

Is consistent with the heritage of the existing buildings surrounding Victoria Park

Is consistent with the height of the buildings immediately surrounding Victoria Park

Contributes to the atmosphere that currently exists in the immediate area around the Park

556 Wellington St, proposal of GWLRA

I support the decision of planning staff and LACH to deny a Heritage Alteration Permit for this development. I agree with all the reasons that it does not adhere to West Woodfield HCD guidelines for redevelopment.

With respect to Heritage my major concern is that an HIA was not completed to show how this development will impact Victoria Park. Although Victoria Park is included in WWHCD, it has its own Heritage Designation and this has not been addressed at all in the current HAP application. I feel that a significant portion of the HIA should have discussed Victoria Park and this discussion is missing from the decision making progress. As the City of London feels that Victoria Park is a significant asset to the City, enough to require its own secondary plan, I think this oversight must be addressed. I am particularly concerned with the effects of increased wind due to climate change and taller buildings around the park. A wind study might have provided some answers to my concerns.

I have many concerns with the overall design of the building as it relates to the concept of providing comfortable living space. My comments will relate to pages in the Site Plan Approval Documents, dated April 15, 2020.

It is interesting to note that the larger units have been designated as "saleable" (pg SPA001). This is disappointing, as I originally understood that this would be a 100% rental property owned by GWL. What the city needs is more pure rental units and fewer condo units rented out by absentee owners, that have no stake in the condo or the City, other than their cash flow.

While the proposal meets all planning requirements appropriate to the zoning, it could be improved by being more people friendly, and not so overpowering in its presence. It is unfortunate that the zoning does not reflect the long term goals for this area, as recognized in the 1989 Official Plan and the London Plan. I hope that there are no more anomalies in the City's zoning. If so I hope they have been identified and proposals are in place to realign zoning to match the goals of the London Plan.

— Zero lot line is allowed. Looking at the foot print on pg SPA004, we note that the building extends beyond the site lines of the houses on Wolfe St and beyond the site lines of Centennial Hall to City Hall. This is disappointing, as these site lines were considered very important in the decision making process of the Victoria Park Secondary plan proposals. Improving site lines was one of the areas of agreement by many of the stakeholders in that proposal. Zero lot line will also limit the utility of the retail portion, so that any restaurants would not be able to have viable patio areas.

Outdoor amenity space is non-existent, being limited to terraces or balconies tied to units. Unfortunately 14 of these units will face the solid cement wall of building 2. This will significantly affect the amount of light in these units. Furthermore another 24 units will be looking directly into the lovely windows of the units in building 2. Or rather 16 building 2 units will have a very nice view of building 1 balconies.

I understand that a wind study was not required because this development is not in the downtown area that requires one. This is a bit ironic, as it is in the "downtown" when it comes to zoning, but not when climate is an issue. Because a study was not required, I was told by City staff at the last LACH meeting that it was not asked for. A wind study would have provided much useful information not only for Victoria Park, but on the probable "wind tunnel" effect of building 2 on the 34 units in building 1, with balconies facing building 2. A balcony is not much use if it is too windy to use. I also note that floor 5 of building 2 will not have walls (see SPA 806 & SPA 155). This is the top floor of the parking levels in building 2. I wonder what effect wind will have here, and how they will manage the snow in the winter.

.../2

The traffic study does not address 3 important facts:

Wolfe St. is narrower than the "local roads" in the neighborhood.

Wolfe St. has no boulevard to accommodate snow removal.

Wellington St. is closed almost every other weekend between Dufferin and Central between June and September, this summer notwithstanding.

Furthermore, we are in the beginnings of the new age of online commerce. There does not appear to be any consideration given to package delivery, other than by Canada Post. Will Wellington Street be subject to constant lane blockage because deliveries are made to the door facing Wellington? That is where GPS will direct all the drivers!

Lastly I am asking Canada Life, the ultimate owner of the project, to "walk the talk" proudly displayed on its web pages under the banner: Community and Social Responsibility. Their commitments include "supporting our communities" and "committing ourselves to sustainability". This project is exactly what the community of London does not want, in the neighborhood of the West Woodfield Heritage Conservation District, which is supported by the London Plan. It may meet zoning but it certainly does not meet Heritage, and I hope I have illustrated a number of other shortcomings. Furthermore there is nothing to suggest that this project is committed to sustainability. Where are the e-car charging stations? Could there have been green roofs? What are the plans for waste reduction, especially recycling and composting? What is included in this project that is above and beyond what is required by law. I view that as a minimum standard. Canada Life and previously Great West Life have promised more than the minimum standard.

I therefore request that PEC support the WWHCD, the volunteers of LACH, and the recommendation of very skilled and dedicated City staff and reject this proposal. It could have been built 25 years ago, but it does not belong in third decade of the 21<sup>st</sup> century.

Hazel Elmslie  
63 Arcadia Crescent  
London, ON, N5W 1P5



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

**London**  
CANADA

September 29, 2020

Mayor and Members of Council

Dear colleagues:

**Proposed Motions – Clause 3.11 – 14th Report of the Planning and Environment Committee**

I am moving reconsideration on the Silverleaf sidewalk issue because:

1. New challenges have been identified
2. Minister Yurek has kindly requested our "careful consideration" on the matter
3. Independent reviews of two professional engineers offer an alternate approach
4. The issue could not be resolved by the developer as was suggested at the initial vote
5. The residents have requested reconsideration
6. It will demonstrate our willingness to work with the community in a collaborative way

I respectfully request that you support the motion so that all of council can give careful consideration to the new information before us.

Sincerely,

Michael van Holst,  
Councillor, Ward 1

Reconsideration Motion

Pursuant to section 13.2 of the Council Procedure By-law, the following decision of Municipal Council from the meeting held on July 21, 2020 with respect to clause 4.1 of the 11th Report of the Planning and Environment Committee, having to do with proposed sidewalks in the Silverleaf subdivision BE RECONSIDERED;

“That the communication from R. Galizia, with respect the proposed sidewalks in the Silverleaf subdivision BE RECEIVED and no further action be taken; it being noted that a petition signed by approximately 41 individuals is on file in the City Clerk’s Office, with respect to this matter.”

Proposed Motion

Should the Reconsideration Motion pass, the following motion be brought forward for consideration:

“The Civic Administration BE DIRECTED to take the necessary actions to remove the necessity for the installation of sidewalks in the Silverleaf subdivision on those streets as outlined in the attached (Appendix “A”) communication submitted to the July 15, 2020 Planning and Environment Committee.”

## APPENDIX "A"

We, the undersigned residents of and property-owners in the Silverleaf sub-division were informed on July 7, 2020 by the developer, York Developments that it will be installing sidewalk on the inner side of Silver Creek Crescent and the east side of Silverleaf Chase before the end of the month July 2020.

We, the undersigned residents and property-owners were completely surprised to learn about this development, for which we have not been consulted by either the City of London, the developer or the multiple builders who are building new homes in the sub-division.

We, the undersigned resident and property-owners have approached the City's and developer's staff and builders to voice our concerns and enforce our rights, and we have been rudely shocked to note their complete disregard of our position and concerns.

Therefore, through this petition, we the undersigned residents of Silverleaf are requesting:

1. THAT the proposed new sidewalks NOT be installed at all;
2. That the developer cease and desist from installing the proposed new sidewalks until the resolution of the issue outlined in this petition and until the LPAT's decision of the London Plan appeal currently pending with the LPAT; and
3. THAT the City ensure that the interests, including pecuniary interests, and rights of the property-owners in Silverleaf (including the undersigned) are recognized, respected and enforced by the City and the developer and builders and their associates.

We, the undersigned residents, are making this petition, including the above-mentioned requests on the following grounds.

### **Safety Concerns:**

- Both Silver Creek Crescent and Silverleaf Chase streets are less than 8 meters (i.e., about 6.1 meters to be exact). Because of the narrow width of streets on Silver Creek Crescent and Silverleaf Chase, mobility of traffic is already a significant challenge. It is almost impossible for large vehicles including emergency vehicles to get through. Adding the proposed new sidewalks will further aggravate this challenge as residents / property-owners will be forced to park their vehicles on curbside due to reduced driveway space. Who will be responsible if an emergency vehicle is unable to access a residence in the event of a health and safety emergency?
- Silverleaf is a family neighbourhood and a number of resident / property-owner families have young children. The combination of narrow streets, increased curbside / street parking and resulting traffic congestion – in the event the proposed new sidewalks are installed – would present a serious health and safety risk to the young children in particular and families in general. Who will be responsible if there is a serious accident as a result?
- There are no streetlight standards to go along the proposed new sidewalks, which will present a serious health and safety for children and seniors in particular and residents / property owners / visitors in general. Who will be responsible if a serious accident happens in such a situation? How many times would the City and the developer damage the private-owned properties for these retrofits and afterthoughts which reflect a complete lack of planning and regard for property-owners interests and rights?
- At least more than 12 residents / property owners already have installed paved driveways based on the assertions of the developer and builders. There is a strong likelihood that the proposed new sidewalks will not be at the same level as the gradient of the driveways and front yards of those properties, presenting additional serious health and safety risks. Who will be liable for those risks?

### **Impact on Civic Services:**

- The combination of narrow streets, increased parking due to proposed new sidewalks and resulting traffic congestion has already resulted in garbage collection, recycling curbside and snow cleaning services not being able to access residences. Why should the residents / property-owners suffer on account of lack of these services for no fault of theirs, while we continue to pay material amounts in property taxes?
- Similarly, transit, paratransit and school bus services are already severely challenged to access residence on the narrow streets. This situation will be further aggravated if the proposed new sidewalks are installed, which will force residents, property-owners and visitors to park on curbside. We can confidently say that paratransit and school buses will have great difficulty maneuvering the streets of Silverleaf to pick children up daily for special services and school.

### **Legal Considerations:**

- The London Official Plan (OP) policy 349, as well as policies 347 and 348, that govern active mobility, including installation of sidewalks on residential streets, are currently pending decision by the LPAT in an appeal. We believe that pending a LPAT decision regarding these policies, there is no reason for the City, the developer or the builders to proceed with the proposed new sidewalks. In fact, it would be prudent for the City, developer and builders to wait on installing the proposed new sidewalks otherwise who would be liable for removing them in the event the LPAT decides against the London OP policies mentioned above?
- Both Silver Creek Crescent and Silverleaf Chase streets are less than 8 meters. According to the City's Design Specifications and Requirements Manual (Transportation), sidewalk on either side of these street is not required.

### **Moral and Community Considerations:**

- There are at least 12 residential properties (single detached homes) on both the inside of Silver Creek Crescent and east side of Silverleaf Chase that have finished driveways and graded, sodded and landscaped front yards. In each of these cases, the owners and residents of those properties were told by the developer and/or their builder that there was NOT going to be a driveway on their property. In fact, these properties included a model home each belonging to Marquis Developments and Bridlewood Homes on Silver Creek Crescent that did not have sidewalks installed, indicating that they also understood that these sides of both streets would not have sidewalks installed. Couple this with the absence of streetlight standards and it becomes evident that the developer and builders have all along been of the view that these streets would only have sidewalks on one side. There was clearly a communication issue between the City and the developer. In this situation, why are the residents / property-owners on these sides of the two streets being penalized and all the residents being made to suffer as explained elsewhere above.
- The developer, York Developments, has been aware of the completed driveways installed on all of the above-mentioned 12 properties for the last year or more. Why did it not notify the residents / owners of those properties about the proposed sidewalks during this entire period? What is the developer's urgency to install the proposed new sidewalks now with only a few weeks notice? It is evident that the developer has no regard or respect for the residents' / property owners' interest, rights and inconvenience.
- Additionally, why did the City never make an effort to notify the Silverleaf residents / property-owners, especially those of the 12 properties mentioned above about the proposed sidewalks when the City's Building Inspection staff have been visiting those and other properties in the sub-division on almost a daily basis to inspect properties and have even issued notices under the Building Code and other laws to the residents / property owners to rectify deficiencies and comply with legal requirements. Why were the residents / property-owners, particularly of those 12 properties, not notified that their completed driveways and finished front yards were subject to sidewalk provisions, particularly when both

those elements (i.e., driveways and front yards) are governed by the Building Code and therefore also covered under the Tarion Warranty?

- In the current land use and building control system, the builders work with the developer, who in turn is responsible to the City for ensuring compliance of all the legal requirements in a new sub-division. A number of residents / owners have been in touch with the City's Neighbourhood Ambassador, the developer's staff and builders about various issues over the last few years that this sub-division has been occupied. Why did all of them fail to notify the residents / owners about the sidewalk requirement? With the above-mentioned multiple failures of planning, coordination and clear guidance at all of those levels, why is the buck now being passed to the residents / property owners? Why are the residents / owners being penalized for no fault of theirs? Why are we being made to suffer for inaccurate information provided to us and misinformation between the developer and the City? Who will protect our rights and interests, including pecuniary interests? Who will pay the thousands of dollars that will be needed to repave our driveways and re-do the front yards if those proposed sidewalks are allowed to be installed?
- We live in a system which is based on responsibility and accountability – where and how will that responsibility and accountability be fixed in the face of this gross failure of coordination and negligence on part of the City, the developer and builders and that too in a neighbour that all these parties have prided to be a model and prestigious community?
- We, the undersigned residents / property owners chose Silverleaf as our dream home. We do not want our dream to be turned into a never-ending crisis. We do not want one so-called “corrective action” to result in multiple health and safety risks for all of us that will be there forever and that too for absolutely not fault of ours. It is a moral responsibility, in fact obligation of the City, the developer and the builders to recognize our position and respect our interest.
- This should not require wholesale changes to the City's policies and plans. We want a common-sense solution based on the unanimous opinion of the community. We live in a democracy where those who are empowered to make decisions are obligated to respect the opinion of the community. The community of Silverleaf, which is comprised of all the signatories below, DO NOT want the proposed sidewalks installed.

We, the signatories, hope you will pay due consideration to the submissions above and protect the rights and interests of the residents / property owners in Silverleaf, as well as consumers, and agree to NOT install the proposed sidewalks.

We, the signatories, are available to discussing this matter with you and develop a path forward.

We are requesting delegation status to speak to this matter.

Sincerely,

Robert Galizia



# Corporate Services Committee

## Report

15th Meeting of the Corporate Services Committee  
September 21, 2020

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

ABSENT: Mayor E. Holder

ALSO PRESENT: J. Taylor, B. Westlake-Power

Remote Attendance: L. Livingstone, A. Barbon, B. Card, I. Collins, M. Daley, P. McKague, C. Saunders, M. Schulthess, S. Swance

The meeting is called to order at 12:02 PM, with Councillor A. Kayabaga in the Chair; it being noted that the following Members were in remote attendance: Councillors M. van Holst, J. Helmer, J. Morgan and A. Hopkins.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: A. Hopkins

Seconded by: J. Morgan

That items 2.1 and 2.2 BE APPROVED.

Yeas: (5): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, and A. Hopkins

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.1 2019 Annual Reporting of Lease Financing Agreements

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated September 21, 2020 regarding the 2019 annual reporting of lease financing agreements BE RECEIVED for information.

#### 2.2 City of London Website Redesign Development and Implementation Update

That, on the recommendation of the Director, Strategic Communications and Government Relations, and the Director, Information Technology Services, the staff report dated September 21, 2020 with respect to the Website Redesign Development and Implementation for City of London BE RECEIVED for information.

### 3. Scheduled Items

None.

**4. Items for Direction**

Moved by: M. van Holst

Seconded by: J. Helmer

Approve items 4.1 and 4.2.

Yeas: (5): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, and A. Hopkins

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**4.1 Application - Issuance of Proclamation - Dwarfism Awareness and Acceptance Month**

That based on the application dated August 28, 2020, from Little People of Ontario, the month of October BE PROCLAIMED as Dwarfism Awareness and Acceptance Month.

**4.2 Application - Issuance of Proclamation - Dyslexia Awareness Month**

That based on the application dated September 14, 2020, from Dyslexia Canada, the month of October BE PROCLAIMED as Dyslexia Awareness Month.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: A. Hopkins

Seconded by: J. Morgan

That the meeting adjourn.

Yeas: (5): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, and A. Hopkins

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

The meeting adjourned at 12:17 PM.

# Civic Works Committee

## Report

The 11th Meeting of the Civic Works Committee  
September 22, 2020

PRESENT: Councillors S. Lehman (Chair), S. Lewis, M. Cassidy, P. Van Meerbergen, E. Peloza

ABSENT: Mayor E. Holder

ALSO PRESENT: J. Bunn, J. Taylor and B. Westlake-Power

Remote Attendance: Councillors J. Helmer, S. Hillier, A Hopkins and M. van Holst; W. Abbott, M. Feldberg, D. MacRae, S. Mathers, L. Marshall, C. Saunders, K. Scherr, J. Stanford and P. Yeoman

The meeting was called to order at 12:14 PM; it being noted that the following Members were in remote attendance: Councillors M. Cassidy and P. Van Meerbergen

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Lewis

Seconded by: E. Peloza

That Items 2.1 to 2.10, 2.12 and 2.13 BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Peloza

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.1 2nd Report of the Waste Management Working Group

That the 2nd Report of the Waste Management Working Group, from the meeting held on August 13, 2020, BE RECEIVED.

#### 2.2 Appointment of Consulting Engineer for Detailed Design and Contract Administration Services: Dingman Creek Stage 1 Lands (Tributary 12, Municipal Channel Improvements)

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the assignment of consulting services for the detailed design and construction administration of the Dingman Creek Stage 1 Lands (Tributary 12, Channel Improvements):

a) Ecosystem Recovery Limited BE AUTHORIZED to carry out detailed design and contract administration for the said project in accordance with the estimate, on file, at an upset amount of \$222,241.35, excluding HST, in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;

- b) the financing for this project BE APPROVED as set out in the revised, attached Sources of Financing Report;
- 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; 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. (2020-E03)

### 2.3 Tender RFT20-69 Winter Road Plow Equipment With Operators

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of a contract for winter road plow equipment with operators:

- a) the bids submitted by All Terrain Property Maintenance Incorporated, London, Ontario; Bears Grounds Maintenance, a Division of 1739613 Ontario Limited, St. Thomas, Ontario; Coco Paving Incorporated, London, Ontario; DeKay Construction (1987) Limited London, Ontario; 2380560 Ontario Incorporated Southwest Property Care London, Ontario, at their tendered prices, BE ACCEPTED; and,
- b) the Civic administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this contract; and,
- c) the approval given, herein, 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. (2020-V01)

### 2.4 Single Source - Purchasing Various Trackless Machine Attachments

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to a single source purchasing agreement for purchasing various trackless machine attachments:

- a) approval BE GIVEN to negotiate a single source purchasing agreement with Work Equipment Inc., 55 Thunderbird Drive, Courtland, Ontario, N0J 1E0, as per the Procurement of Goods and Services Policy, for the supply and delivery of Trackless attachments for a one (1) year term with an additional two (2) year option term based on price and performance;
- b) Fleet Services BE AUTHORIZED to proceed with the replacement of up to 28 attachments during the 2020-2023 Multi-year Budget term, as per their approved capital budget at an estimated value of \$210,095 (excluding HST);
- c) Funding for this purchase BE APPROVED as set out in the Source of Financing Report, appended to the staff report dated September 22, 2020, conditional that satisfactory terms and conditions can be negotiated and approved;
- d) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase; and,

e) the 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. (2020-V01)

2.5 Windermere Road Improvements Environmental Assessment Study - Appointment of Consulting Engineer

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 Windermere Road Improvements Environmental Assessment Study:

- a) Stantec Consulting Ltd. BE APPOINTED as the Consulting Engineer to complete the Schedule 'C' Municipal Class Environmental Assessment for Windermere Road Improvements at an upset amount of \$429,398.79, (excluding HST), in accordance with RFP20-45 and Section 15.2 (d) of the Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated September 22, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- 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 including agreements, if required, to give effect to these recommendations. (2020-T06/E05)

2.6 Hamilton Road and Gore Road Intersection Improvements Environmental Assessment Study - Appointment of Consulting Engineer

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 Hamilton Road and Gore Road Intersection Improvements Environmental Assessment Study:

- a) MTE Consultants Inc. BE APPOINTED as a Consulting Engineer to complete the Schedule 'B' Municipal Class Environmental Assessment for the Hamilton Road and Gore Road Intersection Improvements at an upset amount of \$132,468.80 (excluding HST) in accordance with RFP20-42 and Section 15.2 (d) of the Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated September 22, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- 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 including agreements with utilities, if required, to give effect to these recommendations. (2020-E05/T06)

2.7 Amendments to the Traffic and Parking By-law

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated September 22, 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 September 29, 2020. (2020-T08)

2.8 Appointment of Consulting Engineers - Infrastructure Renewal Program

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 consulting engineers for the Infrastructure Renewal Program:

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified 2021/2022 Infrastructure Renewal Program, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(e) of the City of London's Procurement of Goods and Services Policy:
  - i) IBI Group Professional Services (Canada) Inc. BE APPOINTED consulting engineers to complete the pre-design and detailed design of the 2021/2022 Infrastructure Renewal Program Assignment G, Elizabeth Street and Lyle Street Reconstruction, in the total amount of \$146,872.00 (including contingency), excluding HST;
  - ii) Archibald, Gray and McKay Engineering Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of 2021/2022 Infrastructure Renewal Program Assignment H, Glen Cairn Park Area Reconstruction, Glen Cairn Park from Thompson Road to Helena Avenue to Chesterfield Avenue, Chesterfield Avenue from Thompson Road to Shirl Street and Westlake Street from Chesterfield Avenue to Gladstone Avenue, in the total amount of \$264,000.00 (including contingency), excluding HST;
  - iii) Stantec Consulting Ltd. BE APPOINTED consulting engineers to complete the pre-design, and detailed design of the 2021/2022 Thames River Watermain Remediation Project at the west end of Huron Street from west of The Parkway to Philip Aziz Avenue, in the total amount of \$198,899.80 (including contingency), excluding HST; and,
  - iv) AECOM Canada Ltd BE APPOINTED consulting engineers to confirm the pre-design, complete the detailed design and construction administration of 2021 Wonderland Road Watermain Installation Project, Wonderland Road from Hamlyn Street to Exeter Road, in the total amount of \$194,963.00 (including contingency), excluding HST;
- b) the financing for the above-noted projects BE APPROVED, in accordance with the "Sources of Financing Report", as appended to the staff report dated September 22, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with each consultant for the respective project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E08)

## 2.9 Biosolids Management Master Plan Consultant Award

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 completion of a Biosolids Management Master Plan:

- a) CH2M Hill Canada Limited BE APPOINTED Consulting Engineers in the amount of \$410,274.00, including 15% contingency, excluding HST, in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the "Sources of Financing Report", as appended to the staff report dated September 22, 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. (2020-E03)

## 2.10 Municipal Waste and Resource Materials Collection By-law Amendment

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the draft amending by-law, as appended to the staff report dated September 22, 2020, BE INTRODUCED at the Municipal Council meeting to be held on September 29, 2020 to amend By-law WM-12, entitled "A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London"; it being noted that the amendment identifies additional requirements for certain materials placed in the garbage to increase health and safety for the public and sanitation operators and address the elimination of the separate week for collection of Christmas trees. (2020-E07)

## 2.12 Proposed Expansion of the W12A Landfill Site: Updated Environmental Assessment Engineering Consultant Costs

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 Golder Associates Ltd. for the Individual Environmental Assessment process for the proposed expansion of the W12A Landfill:

- a) Golder Associates Ltd. BE APPOINTED to carry out additional atmosphere, groundwater, landfill design and noise assessment studies as part of the Individual Environmental Assessment process for the proposed expansion of the W12A Landfill, in the total amount of \$47,315 excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the above-noted work BE APPROVED in accordance with the "Sources of Financing Report" as appended to the staff report dated September 22, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E07)

2.13 Review of the W12A Landfill Community Enhancement and Mitigative Measures Program

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the Review of the Current W12A Landfill Community Enhancement and Mitigative Measures Program (CEMMP) document, as appended to the staff report dated September 22, 2020, BE APPROVED for release for stakeholder feedback. (2020-E07)

2.11 Environmental Assessment Process - Updates and Preferred Method to Expand the W12A Landfill

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and with the support of the Waste Management Working Group, the “Alternative 1 - Vertical Expansion Over Existing Footprint” BE APPROVED as the preferred landfill expansion alternative with respect the Environmental Assessment (EA) for the expansion of the W12A Landfill and be referred to in the final phase of public consultation (community engagement) for the EA. (2020-E05)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozo

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Street Renaming By-law, Policies and Guidelines - Councillor E. Pelozo

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

That the following actions be taken with respect to the street renaming of Plantation Road:

a) the petition dated September 1, 2020, submitted by London resident Lyla Wheeler, regarding the renaming of “Plantation Road” BE RECEIVED; it being noted that the petition is available for viewing in the City Clerk’s Office;

b) the Civic Administration BE DIRECTED to undertake a review of City’s By-laws, Policies and Guidelines relating to street naming processes and approvals and report back to the Civic Works Committee on any recommended changes to the process(es) that would support and implement the City’s commitment to eradicate anti-Black, anti-Indigenous and people of colour oppression; it being noted that the report back is to include a review of the request set out in the above-noted petition,



recognizing that, historically, the word “Plantation” has a strong correlation to slavery, oppression and racism;

c) the Civic Administration BE DIRECTED to expand the established Municipal Addressing Advisory Group (M.A.A.G.) to include the City’s Diversity and Inclusion Specialist;

d) the Civic Administration BE DIRECTED to establish a list of potential street names that are reflective of suggestions from the community reflecting the contribution London’s Historic Black Families (including those names provided for by the London Black History Coordinating Committee), Indigenous communities and people of colour; it being noted, a letter of support, with respect to this matter, was received from the African Canadian Federation of London and Area (ACFOLA); and,

e) the communication dated September 17, 2020 from P. McCallum and the communication dated September 18, 2020, from C. Cadogan, London Black History Coordinating Committee, with respect to this matter, BE RECEIVED. (2020-T00-P01)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Peloza

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Voting Record:

Moved by: S. Lehman

Seconded by: P. Van Meerbergen

Motion to amend the main motion by removing the following, "it being noted that the report back is to include a review of the request set out in the above-noted petition, recognizing that, historically, the word “Plantation” has a strong correlation to slavery, oppression and racism; " from part b) of the motion.

Yeas: (2): S. Lehman, and P. Van Meerbergen

Nays: (3): S. Lewis, M. Cassidy, and E. Peloza

Absent: (1): E. Holder

**Motion Failed (2 to 3)**

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

### **5.1 Deferred Matters List**

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That the Deferred Matters List, as of September 14, 2020, BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Peloza

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

- 5.2 (ADDED) Low-Cost Active Transportation Infrastructure for COVID-19 Resilience Funding Stream - Councillor E. Pelozza, Councillor S. Lewis and Councillor J. Helmer

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

That the Civic Administration BE DIRECTED to report back at a future meeting of the Civic Works Committee with a proposed plan for construction of active transportation infrastructure that would be eligible for the COVID-19 Resilience stream funding and can be built within the timelines of the COVID-19 Resilience funding program with construction to start no later than September 30, 2021 and be completed by the end of 2021; it being noted that a communication dated September 18, 2020, from Councillors E. Pelozza, S. Lewis and J. Helmer, with respect to this matter, was received. (2020-T03)

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozza

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**6. Adjournment**

The meeting adjourned at 1:18 PM.

**APPENDIX "A"**  
**REVISED**

**#20132**

Chair and Members  
Civic Works Committee

September 22, 2020  
(Appoint Consulting Engineer)

**RE: Detailed Design and Contract Administration Services: Dingman Creek Stage 1 Lands  
(Tributary 12, Municipal Channel Improvements)  
(Subledger SWM20006)  
Capital Project ESSWMNLT12 - SWM Facility-North Lambeth Tributary 12 Downstream  
Channel Reconstruction  
Ecosystem Recovery Limited - \$222,241.35 (excluding H.S.T.)**

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that the cost of this project cannot be accommodated within the financing available for it in the Capital Works Budget and that the detailed source of financing for this project is:

<b><u>ESTIMATED EXPENDITURES:</u></b>	<b><u>Approved Budget</u></b>	<b><u>This Submission</u></b>	<b><u>Revised Budget</u></b>
Engineering	\$0	\$226,153	\$226,153
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$226,153</u></b> 1)	<b><u>\$226,153</u></b>
<b><u>SOURCES OF FINANCING:</u></b>			
Drawdown from Sewage Works Reserve Fund 2)	\$0	\$196,753	\$196,753
Drawdown from City Services - Stormwater 2) 3) Reserve Fund (Development Charges)	0	29,400	29,400
<b>TOTAL FINANCING</b>	<b><u>\$0</u></b>	<b><u>\$226,153</u></b>	<b><u>\$226,153</u></b>

1) Financial Note:

Contract Price	\$222,241
Add: HST @13%	28,891
Total Contract Price Including Taxes	<u>251,132</u>
Less: HST Rebate	24,979
Net Contract Price	<u>\$226,153</u>

- 2) This source of financing was revised from using ESSWM-NLP7-SWM Facility-North Lambeth No. P7 (a life-to-date growth capital project funded 100% by development charges) to use ESSWMNLT12-SWM Facility-North Lambeth Tributary 12 Downstream Channel Reconstruction (a 2021 Development Charges Background Study Update growth capital project funded 13% by development charges) to more accurately reflect the scope of engineering work being completed.

This project, North Lambeth Tributary 12 Downstream Channel Reconstruction, is identified as a growth need in the proposed 2021 Development Charges Background Study Update which will be presented to Council for approval in October 2020. This source of financing approves a portion of that project before presentation of the development charges update and approves advancing the required funding to 2020 from 2021.

The 2021 Development Charges Background Study Update anticipates a 2021 year of construction. The engineering for this project is required in 2020 and can be accommodated by advancing a portion of the proposed 2021 growth budget (\$226,153). This funding is available in the above noted reserve funds. Upon Council approval of this source of financing the 2020 engineering budget for project ESSWMNLT12 will be established.

Upon approval of the 2021 Development Charges Background Study Update, in October 2020, the remainder of the project budget for construction would be established in 2021.

- 3) Development charges have been utilized in accordance with the underlying legislation and the 2021 Development Charges Background Study Update.

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Kyle Murray  
Director, Financial Planning & Business Support

# Strategic Priorities and Policy Committee

## Report

16th Meeting of the Strategic Priorities and Policy Committee  
September 22, 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. Pelozo, A. Kayabaga, S. Hillier

**ALSO PRESENT:** C. Saunders, M. Schulthess, J. Taylor and B. Westlake-Power

Remote Attendance: L. Livingstone, A. Barbon, B. Card, L. DaSilva, C. DeForest, K. Dickins, T. Fowler, O. Katolyk, G. Kotsifas, K. Scherr, E. Skalski, C. Smith, S. Stafford, R. Wilcox

The meeting is called to order at 4:00 PM; it being noted that the following Members were in remote attendance: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. van Meerbergen, S. Turner, A. Kayabaga and S. Hillier

### 1. Disclosures of Pecuniary Interest

Councillor J. Morgan discloses a pecuniary interest with respect to item 4.5, having to do with an appointment to the London Public Library Board by indicating that a candidate is a member of the Board of Governors of Western University, which is his employer.

Councillor S. Turner discloses a pecuniary interest with respect to item 4.1, having to do with the Mandatory Face Coverings By-law Status Update by indicating that this is a public health matter and he is employed by the Middlesex-London Health Unit.

### 2. Consent

Moved by: S. Lewis

Seconded by: P. Squire

That items 2.2, 2.3 and 2.5 BE APPROVED.

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

**Motion Passed (15 to 0)**

#### 2.2 2020 Mid-Year Capital Budget Monitoring Report and COVID-19 Financial Impacts

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the 2020 Mid-Year Capital Budget Monitoring Report dated September 22, 2020:

a) the above-noted Report BE RECEIVED for information; it being noted that the life-to-date capital budget represents \$2.4 billion with \$1.6 billion committed and \$0.8 billion uncommitted;

b) the following actions be taken with respect to the completed capital projects identified in Appendix "B", as appended to the staff report dated

September 22, 2020, which have a total of \$1.6 million of net surplus funding:

i) the capital projects included in Appendix "B" BE CLOSED;

ii) the following actions be taken with respect to the funding associated with the capital projects approved for closure in b) i), above:

Rate Supported

A) pay-as-you-go funding of \$5,165 BE TRANSFERRED to capital receipts;

B) authorized debt financing of \$542,961 BE RELEASED resulting in a reduction of authorized, but unissued debt;

C) uncommitted reserve fund drawdowns of \$307,461 BE RELEASED from the reserve funds which originally funded the projects;

Non-Rate Supported

D) uncommitted reserve fund drawdowns of \$168,040 BE RELEASED from the reserve funds which originally funded the projects; and

E) other net non-rate supported funding sources of \$597,066 BE ADJUSTED in order to facilitate project closings.

2.3 2020 Assessment Growth Funding Allocation #2

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the 2020 Assessment Growth Funding Allocation Report #2 BE RECEIVED for information; it being noted that approved assessment growth requests are receiving remaining assessment growth funding previously withheld until full year COVID-19 financial impacts were better known; it being further noted that the Strategic Priorities and Policy Committee received a communication dated September 18, 2020 from C. Butler with respect to this matter.

2.5 Procurement in Emergencies Update - COVID-19

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, as per section 14.2 of the Procurement of Goods and Services Policy, the report of Emergency non-competitive individual purchases which exceed \$50,000 (pre-taxes), that the City has made up to the date of September 8, 2020 due to COVID-19, BE RECEIVED for information, appended to the staff report dated September 22, 2020 as Appendix "A".

2.1 2020 Mid-Year Operating Budget Monitoring Report and COVID-19 Financial Impacts

Moved by: J. Morgan

Seconded by: S. Lehman

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

a) the 2020 Operating Budget Mid-Year Monitoring Projections for the Property Tax Supported Budget, Water, and Wastewater & Treatment Budgets, as appended to the staff report dated September 22, 2020 as Appendix "A", BE RECEIVED for information; it being noted an overview of the net corporate projections are outlined below, noting that the year-

end positions could fluctuate based on factors beyond the control of the Civic Administration:

i) after applying the Safe Restart Agreement funding, Property Tax Supported Budget projected surplus of \$15.3 million prior to the recommendations in the report, noting a balanced budget position should all recommendations be approved;

ii) Water Rate Supported Budget projected surplus of \$0.8 million prior to the recommended contribution to the applicable Contingency Reserve, noting a balanced budget position should the recommendation be endorsed;

iii) after applying the Safe Restart Agreement funding, Wastewater & Treatment Rate Supported Budget projected surplus of \$0.1 million prior to the recommended contribution to the applicable Contingency Reserve, noting a balanced budget position should the recommendation be endorsed;

b) the overview of Federal-Provincial Safe Restart Agreement funding allocated to the City of London to support COVID-19 operating costs and pressures BE RECEIVED for information;

c) notwithstanding the Council approved Surplus/Deficit Policy, the Civic Administration BE AUTHORIZED to allocate the year-end Property Tax Supported Budget surplus as follows:

i) \$5 million to the Economic Development Reserve Fund to support social & economic recovery measures;

ii) the balance to the Operating Budget Contingency Reserve as a funding source to offset anticipated financial impacts of COVID-19 on the City's 2021 Budget;

d) the contribution of any year-end Water and Wastewater & Treatment Rate Supported Budget surplus to the applicable Contingency Reserve BE ENDORSED as a funding source to offset the potential financial impacts of COVID-19 on the City's 2021 Budget; it being noted that the balances in these Contingency Reserves remain below target;

e) the following actions related to Capital Projects and Additional Investments BE APPROVED:

i) previously deferred 2020 Capital Projects identified in this report totaling \$1.1 million be reinstated, noting this will reduce the projected Property Tax surplus noted above by \$1.1 million;

ii) previously deferred 2020 Additional Investments identified in this report totaling \$1.2 million be reinstated, noting this will reduce the projected Property Tax surplus noted above by \$1.2 million;

iii) the Civic Administration be authorized to take the necessary actions to adjust the 2020 capital budgets and associated funding sources referenced in part (i) and (ii);

iv) the Civic Administration be authorized to contribute any 2020 surplus from the reinstated portion of the 60% Waste Diversion Action Plan to the Operating Budget Contingency Reserve as a funding source for future implementation costs;

v) the Civic Administration be authorized to contribute \$0.1 million to the Operating Budget Contingency Reserve to support Green City Strategy

Initiatives from the Climate Emergency Action Plan, noting this will reduce the projected Property Tax surplus noted above by \$0.1 million;

f) the Civic Administration BE AUTHORIZED to take all necessary actions to further extend the deferral of all Community Improvement Plan loan repayments on an interest-free basis for the remainder of 2020; it being noted that repayments will resume in January 2021;

g) a grant to support RBC Place London operations for the remainder of 2020 in the amount of \$1.6 million BE APPROVED; it being noted this will reduce the projected Property Tax surplus by \$1.6 million noted above; and,

h) the summary of anticipated COVID-19 impacts on the 2021 Budget BE RECEIVED for information;

it being noted that the Strategic Priorities and Policy Committee heard a verbal presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer 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. Pelozo, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

#### 2.4 COVID-19 - City of London Fall Services

Moved by: M. Cassidy

Seconded by: S. Lewis

That, on the recommendation of the City Manager, the staff report dated September 22, 2020 entitled "Covid-19 – City of London Services Update", BE RECEIVED for information.

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)**

#### 2.6 Steps Toward Anti-Racism and Anti-Oppression at the City of London

Moved by: S. Lewis

Seconded by: P. Squire

That, on the recommendation of the City Manager and the Senior Leadership Team, the following actions be taken with respect to Anti-Racism and Anti-Oppression at the City of London:

a) the staff report dated September 22, 2020, and entitled "Steps Toward Anti-Racism and Anti-Oppression at the City of London" BE RECEIVED; and,

b) the Civic Administration BE DIRECTED to proceed with the recommended next steps identified in the report referenced in a) above, with respect to the Equity and Inclusion Lens, Workforce Metrics, and Black Liaison Officer position.

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)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Mandatory Face Coverings By-law Status Update

Moved by: M. van Holst

Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the staff report dated September 22, 2020 regarding mandatory face coverings by-law status update BE RECEIVED for information purposes;

it being noted that the Strategic Priorities and Policy Committee heard verbal delegations from the following individuals:

Vaughan Sansom  
Tiana Leigh Freist  
Sophie Hawkins  
Scott Johnston  
Kristen Nagle on behalf of Myriam Cottard

it being further noted that the Strategic Priorities and Policy Committee received communications from the following individuals:

a communication dated September 13, 2020 from Councillor M. van Holst  
a communication dated September 19, 2020 from Lisa Holly  
a communication dated September 19, 2020 from Mark Bohman  
a communication dated September 19, 2020 from Sara Johnston  
a communication dated September 19, 2020 from Alaina Clunas  
a communication dated September 19, 2020 from Kristen Nagle  
a communication dated September 19, 2020 from Kayla Lewis  
a communication dated September 19, 2020 from Karen deWit  
a communication dated September 21, 2020 from Larry Farquharson  
a communication dated September 21, 2020 from Councillor M. van Holst  
a communication dated September 20, 2020 from Susan Horvath.

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

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

Additional votes:

Moved by: M. van Holst

Seconded by: J. Helmer

That the requested delegations, as identified on the public added agenda, BE APPROVED to be heard at this time.

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

Recuse: (1): S. Turner



**Motion Passed (14 to 0)**

4.2 Community Diversity and Inclusion Strategy Update

Moved by: M. Salih

Seconded by: A. Kayabaga

The following actions be taken with respect to the Community Diversity and Inclusion Strategy (CDIS) Leadership table:

- a) the staff report dated September 22, 2020 regarding community diversity and inclusion strategy update BE RECEIVED for information;
- b) the recommendations of the CDIS outlined in Appendix A (page 251 of the Agenda), to end anti-Black and anti-indigenous racism in London BE ENDORSED in principle; it being noted that the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) will be reviewed by the Leadership Table for consideration;
- c) the CDIS Priority Work Plans, outlined in Appendix A (page 238 of the Agenda) of the above-noted staff report, BE ENDORSED in principle; it being noted that the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) will be reviewed by the Leadership Table for consideration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated September 11, 2020 and a presentation from the CDIS Leadership Table; and

it being further noted that the Strategic Priorities and Policy Committee heard a verbal delegation from Shobhita Sharma, Chair, Priority 3 and Gerry LaHay, Accessibility Advisory Committee, CDIS Leadership Table with respect to this matter.

**Motion Passed**

Voting Record:

Moved by: M. van Holst

Seconded by: P. Squire

That the motion be amended in parts b) and c) to add the words "in principle" following the words BE ENDORSED, with the amended parts to read as follows:

- b) the recommendations of the CDIS outlined in Appendix A (page 251 of the Agenda), to end anti-Black and anti-indigenous racism in London BE ENDORSED, **in principle**; it being noted that the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) will be reviewed by the Leadership Table for consideration;
- c) the CDIS Priority Work Plans, outlined in Appendix A (page 238 of the Agenda) of the above-noted staff report, BE ENDORSED, **in principle**; it being noted that the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) will be reviewed by the Leadership Table for consideration;

Yeas: (9): Mayor E. Holder, M. van Holst, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and A. Kayabaga

**Motion Passed (9 to 6)**

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

That the motion, as amended, BE APPROVED:

it being noted that the recommendation, as amended, reads as follows:

The following actions be taken with respect to the Community Diversity and Inclusion Strategy (CDIS) Leadership table:

- a) the staff report dated September 22, 2020 regarding community diversity and inclusion strategy update BE RECEIVED for information;
- b) the recommendations of the CDIS outlined in Appendix A (page 251 of the Agenda), to end anti-Black and anti-indigenous racism in London BE ENDORSED, in principle; it being noted that the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) will be reviewed by the Leadership Table for consideration;
- c) the CDIS Priority Work Plans, outlined in Appendix A (page 238 of the Agenda) of the above-noted staff report, BE ENDORSED, in principle; it being noted that the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) will be reviewed by the Leadership Table for consideration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated September 11, 2020 and a presentation from the CDIS Leadership Table; and

it being further noted that the Strategic Priorities and Policy Committee heard a verbal delegation from Shobhita Sharma, Chair, Priority 3 and Gerry LaHay, Accessibility Advisory Committee, CDIS Leadership Table 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. Pelozza, A. Kayabaga, and S. Hillier

**Motion Passed (15 to 0)**

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

That a twenty minute recess of the Committee BE APPROVED.

**Motion Passed**

The Strategic Priorities and Policy Committee recesses at 6:38 PM.

The Strategic Priorities and Policy Committee resumes at 7:03 PM.

#### 4.3 1st Report of the Governance Working Group

That the following actions be taken with respect to the 1st Report of the Governance Working Group from its meeting held on August 24, 2020:

- a) the Civic Administration BE DIRECTED to report back to the Governance Working Group (GWG), with respect to the advisory committee review, as it relates to the following:
  - i) options for the consideration of the GWG including:
    - A) revisions to the current advisory committee structure including, potential reduction of overall committees, mergers of committees with areas of overlap/redundancy, to achieve a more meaningful and collaborative approach to citizen engagement; and,

B) any alternative collaborative structure(s) for citizen committee work, including alternate citizen selection models for participation in committees and working groups that would encourage participation from a more diverse range of Londoners, that would link directly to the council strategic plan; and,

C) revisions to the current advisory committee structure that enhance advice on public preferences on decision making through the provision of clear specific directions from council and administration over self directed “work plans”;

ii) additional service area detail related to the existing committees that are more closely linked to the role of ‘expert panel’;

b) clause 1.1 BE RECEIVED for information; and,

c) the Civic Administration BE DIRECTED to post to the City Website the agendas and reports of the Working Groups as established by Council; it being noted that these would be included on the “Advisory and Other Committee Meetings” page.

### **Motion Passed**

Voting Record:

Moved by: J. Morgan

Seconded by: S. Lewis

That the following actions be taken with respect to the 1st Report of the Governance Working Group from its meeting held on August 24, 2020:

a) the Civic Administration BE DIRECTED to report back to the Governance Working Group (GWG), with respect to the advisory committee review, as it relates to the following:

i) options for the consideration of the GWG including:

A) revisions to the current advisory committee structure including, potential reduction of overall committees, mergers of committees with areas of overlap/redundancy, to achieve a more meaningful and collaborative approach to citizen engagement; and,

B) any alternative collaborative structure(s) for citizen committee work, including alternate citizen selection models for participation in committees and working groups that would encourage participation from a more diverse range of Londoners, that would link directly to the council strategic plan; and,

C) revisions to the current advisory committee structure that enhance advice on public preferences on decision making through the provision of clear specific directions from council and administration over self directed “work plans”;

ii) additional service area detail related to the existing committees that are more closely linked to the role of ‘expert panel’;

b) clause 1.1 BE RECEIVED for information;

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (5): J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and A. Kayabaga

### **Motion Passed (10 to 5)**

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

The Civic Administration BE DIRECTED to post to the City Website the agendas and reports of the Working Groups as established by Council; it being noted that these would be included on the “Advisory and Other Committee Meetings” page;

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)**

#### 4.4 Request for Referral to the Governance Working Group

That the Communication from Councillor M. van Holst, dated September , 2020, with respect to a referral to the Governance Working Group, BE RECEIVED.

Voting Record:

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

That the Governance Working Group BE DIRECTED to consider how London might be better served by changes to the structure and operations of the next council.

Yeas: (5): M. van Holst, S. Lewis, M. Cassidy, J. Morgan, and E. Pelozza

Nays: (9): Mayor E. Holder, J. Helmer, P. Squire, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, A. Kayabaga, and S. Hillier

Absent: (1): M. Salih

**Motion Failed (5 to 9)**

#### 4.5 Resubmitting - Consideration of Appointment to the London Public Library Board (Requires 1 Member)

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

That Chelsea Smith BE APPOINTED to the London Public Library Board for the term ending November 15, 2022;

it being noted that the Strategic Priorities and Policy Committee received the following written submissions with respect to this matter:

- a communication dated July 3, 2020 from M. B. McNally
- a communication dated July 3, 2020 from E. Chamberlain
- a communication dated July 3, 2020 from M. A. Rayner
- a communication dated July 27, 2020 from J. Grainger
- a communication dated July 27, 2020 from L. J. D'Alton
- a communication dated July 4, 2020 from L. McKechnie.

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

Recuse: (1): J. Morgan

**Motion Passed (14 to 0)**

Voting Record:

**Election**

Appointment to the London Public Library Board - Round 1

**Susan Abdula(0.00 %):**None  
**Osam Ali(0.00 %):**None  
**Samim Al Qadhi(0.00 %):**None  
**Ken Baldwin(0.00 %):**None  
**Nancy Colbert(0.00 %):**None  
**Anand Desai(7.14 %):**J. Helmer  
**Jason Dickson(0.00 %):**None  
**Mary Dionysakopoulos(0.00 %):**None  
**Rachel Ganzewinkel(0.00 %):**None  
**Kathryn Gilbert(0.00 %):**None  
**Tariq Khan(0.00 %):**None  
**George Le Mac(0.00 %):**None  
**Jeanette Lewis(0.00 %):**None  
**Bill Little(0.00 %):**None  
**Beverley Madigan(0.00 %):**None  
**Susan Mumm(0.00 %):**None  
**Alastair Neely(0.00 %):**None  
**Ashley Janine Nicolas(0.00 %):**None  
**Shanaz Joan Parsan(7.14 %):**Mayor E. Holder  
**Mandy Penney(21.43 %):**A. Kayabaga, M. Salih, M. Cassidy  
**Janet Pole(0.00 %):**None  
**Jeremy C. Roberts(0.00 %):**None  
**Tracy Robinson(0.00 %):**None  
**Chelsea Smith(42.86 %):**S. Lewis, S. Hillier, E. Peloza, P. Van Meerbergen, S. Lehman, M. van Holst  
**David Smith(0.00 %):**None  
**Sam Trosow(21.43 %):**P. Squire, A. Hopkins, S. Turner

**Majority Winner: No majority**

**Election**

Appointment to the London Public Library Board - Round 2

**Mandy Penney(21.43 %):**A. Kayabaga, M. Salih, M. Cassidy  
**Chelsea Smith(50.00 %):**S. Lewis, S. Hillier, E. Peloza, P. Van Meerbergen, S. Lehman, Mayor E. Holder, M. van Holst  
**Sam Trosow(28.57 %):**J. Helmer, P. Squire, A. Hopkins, S. Turner

**Majority Winner: No majority**

**Election**

Appointment to the London Public Library Board - Round 3

**Chelsea Smith(57.14 %):**S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, Mayor E. Holder, M. van Holst, M. Salih  
**Sam Trosow(42.86 %):**A. Kayabaga, J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner

**Majority Winner: Chelsea Smith**

Test motion to confirm the voting capability of remote attendees.

Yeas: (10): S. Lewis, J. Helmer, M. Cassidy, P. Squire, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

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

Recuse: (2): M. van Holst, and J. Morgan

Absent: (1): M. Salih

**Motion Passed (10 to 2)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourns at 8:50 PM.

# Audit Committee Report

3rd Meeting of the Audit Committee  
September 16, 2020

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

ABSENT: L. Higgs

ALSO PRESENT: M. Schulthess and S. Spring.

Remote Staff Attendance: L. Livingstone, D. Baldwin (KPMG), A. Barbon, B. Card, I. Collins, M. Daley, K. denBok (KPMG), J. Nolan, S. Oldham, J. Pryce (Deloitte), A. Ruffudeen (Deloitte), C. Saunders, S. Swance, E. Van Daele (KPMG), and R. Wilcox.

The meeting is called to order at 12:01 PM; it being noted that the following were in remote attendance: Councillors M. van Holst, J. Morgan, S. Turner, and S. Hillier.

**1. Disclosures of Pecuniary Interest**

That it BE NOTED that no pecuniary interests were disclosed.

**2. Consent**

None.

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 2019 Financial Audit

a. 2019 Financial Statements

Moved by: M. van Holst

Seconded by: J. Morgan

That the 2019 Financial Report of The Corporation of the City of London, BE RECEIVED, it being noted that the Audit Committee received a presentation from the Director, Financial Services with respect to this matter.

**Motion Passed**

b. Audit Findings Report to the Audit Committee for the Year Ending December 31, 2019

Moved by: S. Turner

Seconded by: M. van Holst

That the Audit Findings Report 2019 as prepared by KPMG for the year ending December 31, 2019, BE RECEIVED, it being noted that the Audit Committee received a presentation from KPMG with respect to this matter.

**Motion Passed**

4.2 Service London Assessment

Moved by: M. van Holst  
Seconded by: J. Morgan

That the Internal Audit Report from Deloitte with respect to the Service London Assessment performed January 2020 to March 2020, issued July 2020, BE RECEIVED.

**Motion Passed**

4.3 Internal Audit Summary Update

Moved by: M. van Holst  
Seconded by: J. Morgan

That the following actions be taken with regards to the Internal Audit submission from Deloitte dated June 15, 2020:

- a) the Revised 2020-2022 Audit Plan BE APPROVED; and
- b) the communication dated September 1, 2020 from Deloitte, with respect to the internal audit summary update, BE RECEIVED;

it being noted that the Audit Committee received a presentation from Deloitte with respect to this matter.

**Motion Passed**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: J. Morgan  
Seconded by: M. van Holst

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 1:15 PM.



Bill No. 277  
2020

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 29<sup>th</sup> day of  
September, 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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

Bill No. 278  
2020

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

A by-law to amend the Official Plan for the City of London - 1989, relating to 799 Southdale Road West.

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

1. Amendment No. \_\_\_\_ to the Official Plan for the City of London Planning Area - 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

**AMENDMENT No. \_\_\_\_**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To change the designation of the subject site from “Low Density Residential” to “Multi-family, Medium Density Residential” on Schedule “A” Land Use, to the Official Plan for the City of London.
2. To amend Section 20.5 Southwest Area Secondary Plan to change the subject site from “Low Density Residential” to “Medium Density Residential” on Appendix 1 (Official Plan Extracts), Schedule 2 (Multi-Use Pathways and Parks), Schedule 4 (Southwest Area Land Use Plan), Schedule 6 (Lambeth Residential Neighbourhood Land Use Designations) Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations) and Schedule 12 (North Talbot Residential Neighbourhood Land Use Designations), to the Southwest Area Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located 799 Southdale Road West in the City of London.

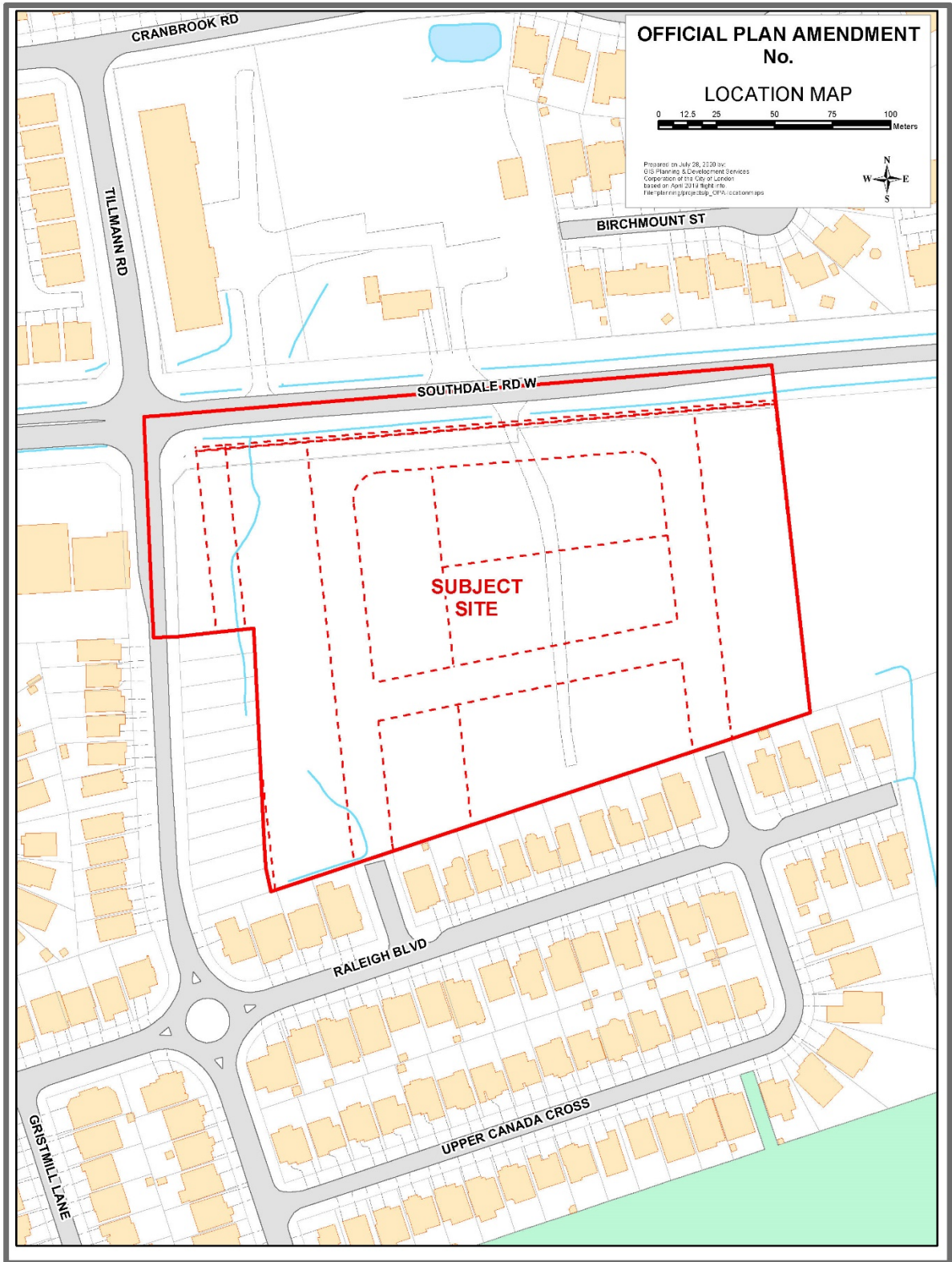
**C. BASIS OF THE AMENDMENT**

The recommended Medium Density Residential designation amendments are consistent with the policies of the Provincial Policy Statement, 2020, they conform to the in-force policies of The London Plan and the Official Plan for the City of London (1989), and are appropriate in order to facilitate the proposed development.

**D. THE AMENDMENT**

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

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by changing the designation of those lands located at 799 Southdale Road West in the City of London, as indicated on “Schedule 1” attached hereto from “Low Density Residential” to “Multi-Family Medium Density Residential”.
2. The Southwest Area Secondary Plan for the City of London Planning Area is amended by changing the designation of those lands located at 799 Southdale Road West in the City of London:
  - i) as indicated on Appendix 1 (Official Plan Extracts) of policy 20.5.17 attached hereto from “Low Density Residential” to “Medium Density Residential”;
  - ii) as indicated on Schedule 2 (Multi-Use Pathways and Parks) of policy 20.5.3.4 attached hereto from “Low Density Residential” to “Medium Density Residential”;
  - iii) as indicated on Schedule 4 (Southwest Area Land Use Plan) of policy 20.5.5 attached hereto from “Low Density Residential” to “Medium Density Residential”;
  - iv) as indicated on Schedule 6 (Lambeth Residential Neighbourhood Land Use Designations) attached hereto from “Low Density Residential” to “Medium Density Residential”;
  - v) as indicated on Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations) attached hereto from “Low Density Residential” to “Medium Density Residential”; and
  - vi) as indicated on Schedule 12 (North Talbot Residential Neighbourhood Land Use Designations) attached hereto from “Low Density Residential” to “Medium Density Residential”.



Bill No. 279  
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 799 Southdale Road West.

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

1. Amendment No. \_\_\_\_ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. 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 September 29, 2020

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 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 10.1.3 of the Official Plan for the City of London to permit the site to develop with reduced setbacks, building heights of 6 storeys, a maximum density of 100 units per hectare, that the front lot line is deemed to be Southdale Road West, and permit a 6-storey continuum-of-care facilities; 5 storey apartment buildings; and townhouse units.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 799 Southdale Road West in the City of London.

**C. BASIS OF THE AMENDMENT**

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

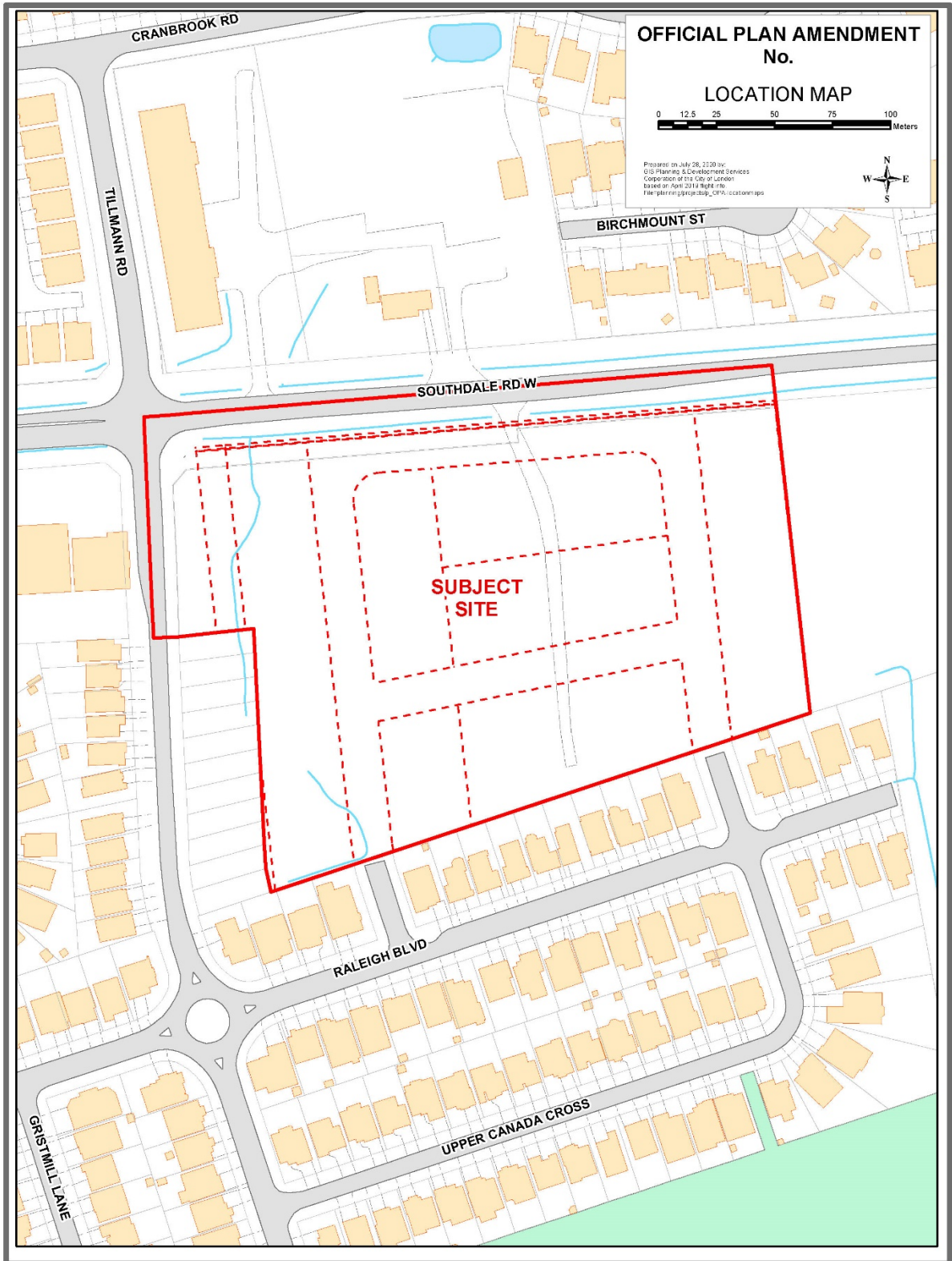
**D. THE AMENDMENT**

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

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

799 Southdale Road West

In the Multi-Family, Medium Density Residential Density designation at 799 Southdale Road West the site is permitted to develop with reduced setbacks, building heights of 6 storeys, a maximum density of 100 units per hectare, that the front lot line is deemed to be Southdale Road West, and permit a 6-storey continuum-of-care facilities, 5 storey apartment buildings; and townhouse units.



Bill No. 280  
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Old Victoria Hospital Lands Secondary Plan.

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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020



**AMENDMENT NO.**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend Section 20.6 – Old Victoria Hospital Lands Secondary Plan, to amend the following policies of the Old Victoria Hospital Lands Secondary Plan:

1. To delete Section 20.6.3.3 Bonus Policies of the Old Victoria Hospital Lands Secondary Plan in its entirety.
2. To delete and replace a policy in Section 20.6.4.1 iv) of the Old Victoria Hospital Lands Secondary Plan.
3. To delete and replace a policy in Section 20.6.4.2 v) of the Old Victoria Hospital Lands Secondary Plan.
4. To delete and replace a policy in Section 20.6.4.3.1 iii) of the Old Victoria Hospital Lands Secondary Plan.
5. To delete and replace a policy in Section 20.6.4.3.2 iii) of the Old Victoria Hospital Lands Secondary Plan.
6. To delete and replace a policy in Section 20.6.4.3.3 iii) of the Old Victoria Hospital Lands Secondary Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located in the Old Victoria Hospital Lands Secondary Plan Area and the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, in the City of London.

**C. BASIS OF THE AMENDMENT**

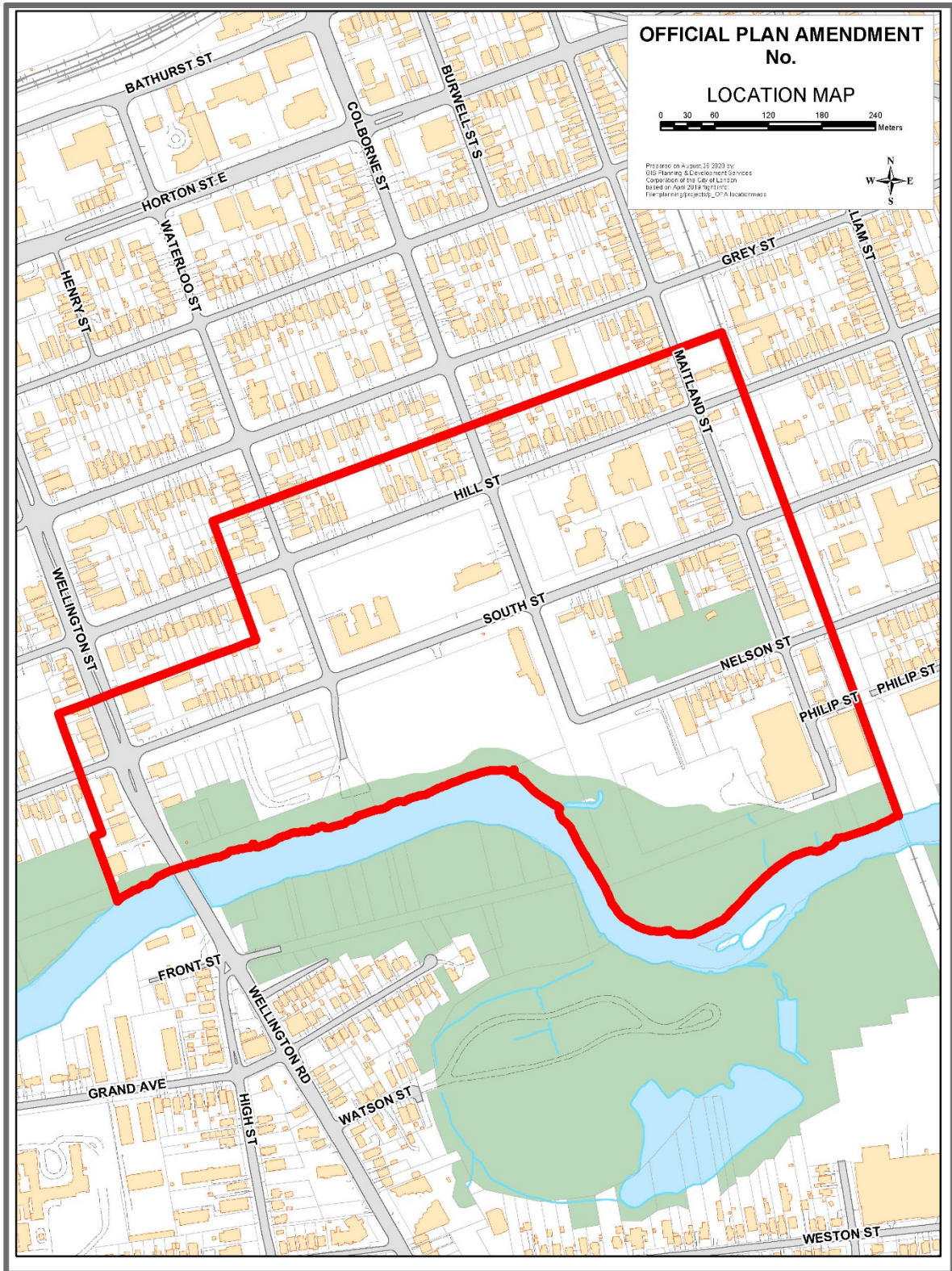
The purpose of the Official Plan Amendment is to delete references to bonus zoning in response to recent changes to the *Planning Act* through Bill 108.

**D. THE AMENDMENT**

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

1. Section 20.6.3.3 Bonus Policies of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety.
2. Section 20.6.4.1 iv) a), b), c), and d) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted and replaced with the following:
  - a) Within the Four Corners, new residential development shall have a minimum density of 50 units per hectare.
  - b) Building heights in the Four Corners Policy Area shall not be less than three storeys and shall not exceed 11 storeys.
  - c) Deleted.
  - d) Small-scale office development may be permitted in the adaptive re-use of a heritage building. The adaptive re-use of a heritage building for office uses in excess of 2,000 square metres may be permitted through a site-specific Zoning By-law amendment. All other office development shall be limited to 2,000 square metres or less within each new mixed-use building or a total of 5,000 square metres in the entire designation.

3. Section 20.6.4.2 v) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Deleted.
  - b) Building heights in the Transit-Oriented Mainstreet Corridor Policy Area shall generally not exceed four storeys. Building heights exceeding four storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.
  - c) Deleted.
  
4. Section 20.6.4.3.1 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Within the Low-Rise Residential Policy Area, new residential development shall have a minimum density of 15 units per hectare and a maximum density of 75 units per hectare.
  - b) Building heights in the Low-Rise Residential Policy Area shall not exceed five storeys.
  - c) Deleted.
  
5. Section 20.6.4.3.2 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Within the Mid-Rise Residential Policy Area designation, new residential development shall have a minimum density of 30 units per hectare.
  - b) Building heights in the Mid-Rise Policy Area designation shall in no case be less than three storeys and shall not exceed eight storeys.
  - c) Deleted.
  
6. Section 20.6.4.3.3 iii) a), b) and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Within the High-Rise Residential Policy Area, new residential development shall have a minimum density of 75 units per hectare.
  - b) Building heights in the High-Rise Residential Policy Area shall in no cases be less than seven storeys and shall generally not exceed 12 storeys. Building heights exceeding 12 storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.
  - c) Deleted.



Bill No. 281  
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and 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. 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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 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 the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of guideline documents in Section 19.2.2 of the 1989 Official Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The Urban Design Guidelines for the Old Victoria Hospital Lands Phase II provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

**D. THE AMENDMENT**

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

Section 19.2.2 of the Official Plan for the City of London is amended by adding the following:

19.2.2.ii) \_\_\_) Urban Design Guidelines for the Old Victoria Hospital Lands Phase II

Bill No. 282  
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and 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. 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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 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 new policy in Section 20.6 to the Official Plan (Old Victoria Hospital Lands Secondary Plan) for the City of London to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to Section 20.6.5.8 – “Guideline Documents”

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street in the City of London.

**C. BASIS OF THE AMENDMENT**

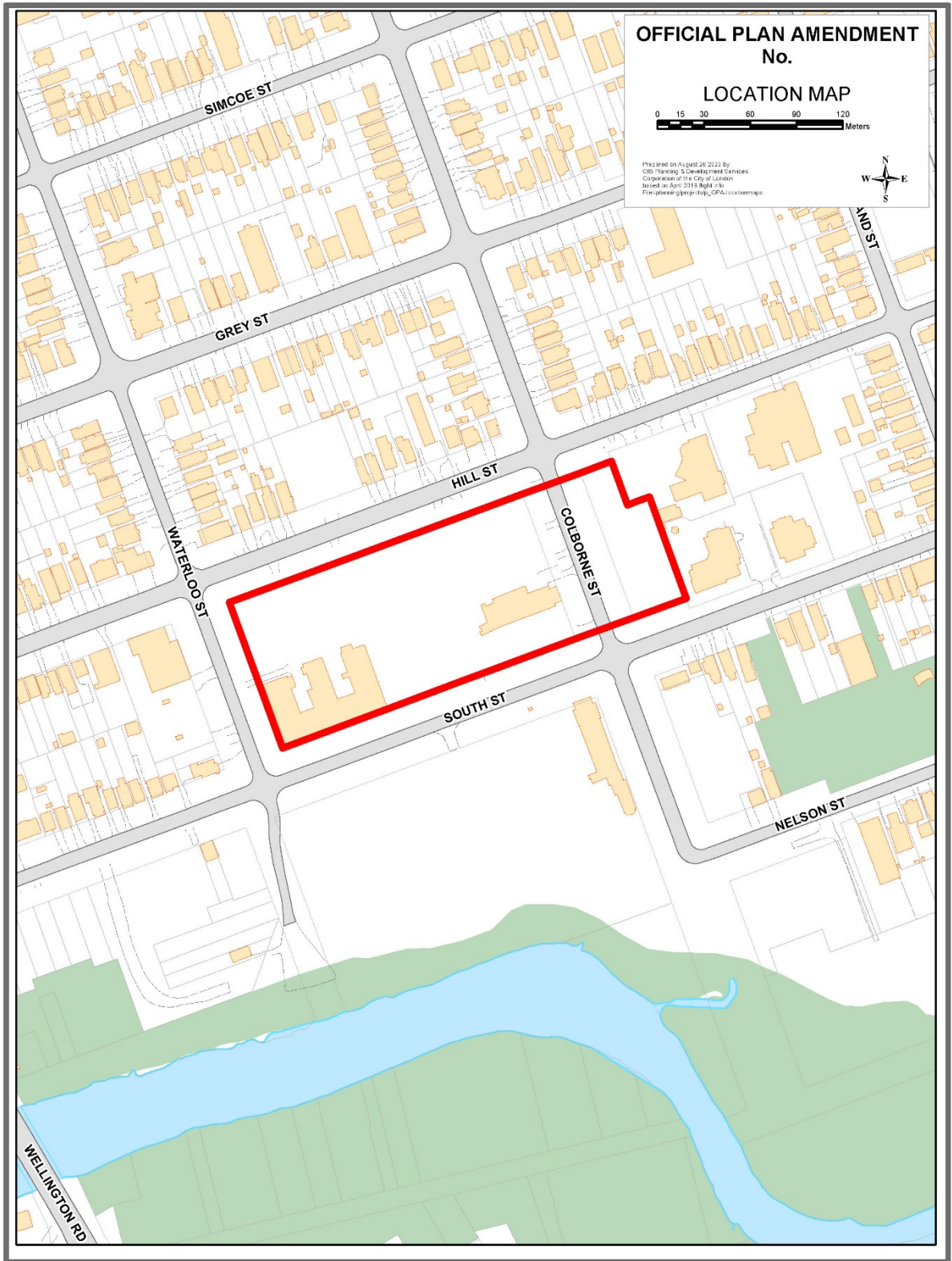
Section 20.6 of the Official Plan is the Old Victoria Hospital Lands Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

**D. THE AMENDMENT**

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

Section 20.6.5.8 “Guideline Documents” of the Official Plan – Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding the following:

\_\_\_) The lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street (known as the Old Victoria Hospital Lands Phase II) are subject to the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II





Bill No. 283  
2020

By-law No. C.P.-1512(\_\_\_\_)-\_\_\_\_\_

A by-law to amend The London Plan for the  
City of London, 2016 relating to 122 Base Line  
Road West.

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. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

**AMENDMENT NO. \_\_\_\_**  
**to the**  
**THE LONDON PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

To add a policy to the Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London, to permit a low-rise apartment use within the Neighbourhoods Place Type.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 122 Base Line Road West in the City of London.

**C. BASIS OF THE AMENDMENT**

The amendment is consistent with the Provincial Policy Statement, 2020, conforms with the City of London 1989 Official Plan, and conforms with The London Plan, including but not limited to intensification, regeneration, affordable housing, city design and specific area policies. The proposed development is an appropriate land use, intensity and form, and is in keeping with the land uses of the surrounding area.

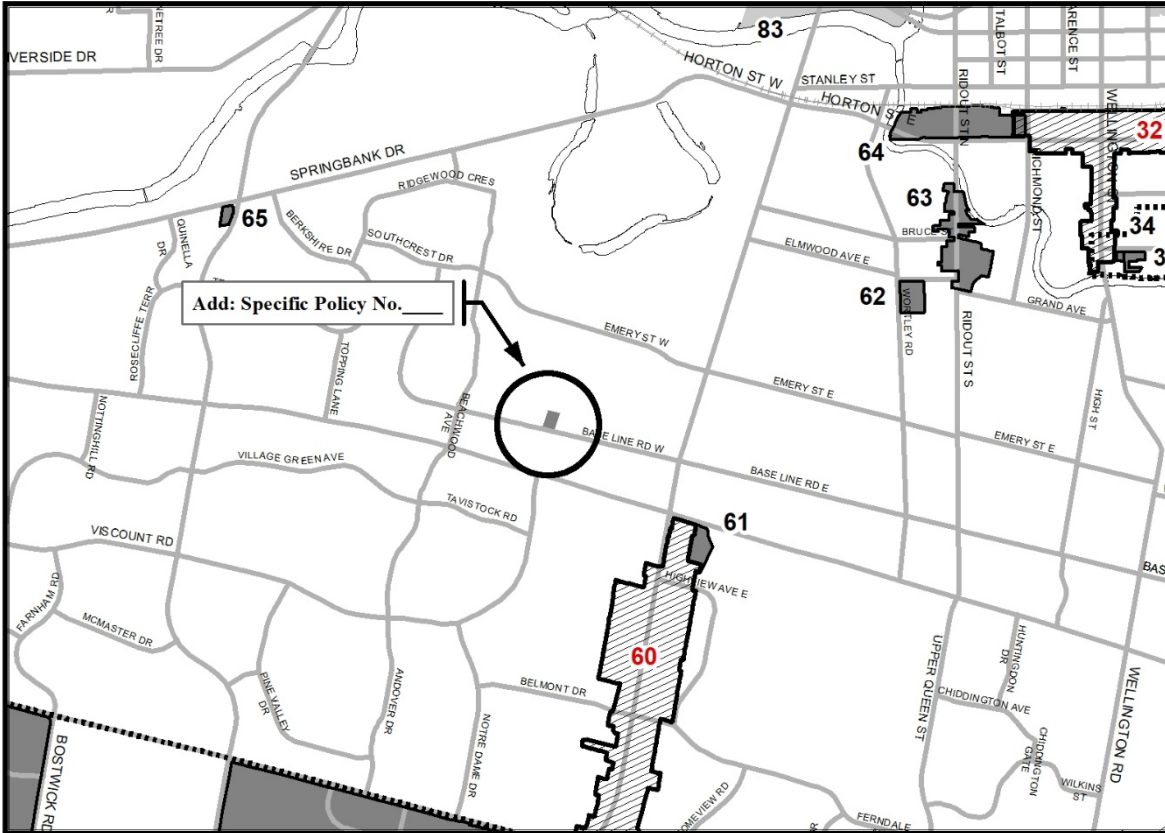
**D. THE AMENDMENT**

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

1. Specific Policies for the Neighbourhood Place Type of The London Plan for the City of London is amended by adding the following:
  - (\_) In the Neighbourhoods Place Type applied to the lands located at 122 Base Line Road West, a low-rise apartment building up to 4 storeys in height may be permitted.
2. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 122 Base Line Road West in the City of London, as indicated on “Schedule 1” attached hereto.

SCHEDULE 1

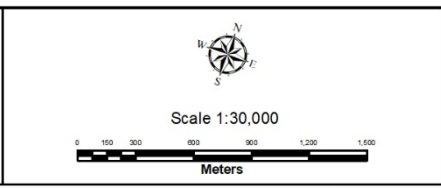
AMENDMENT NO:



LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE #**  
**TO**  
**THE LONDON PLAN**  
 AMENDMENT NO. \_\_\_\_\_  
 PREPARED BY: Planning Services



**FILE NUMBER:** OZ-9200  
**PLANNER:** TM  
**TECHNICIAN:** MB  
**DATE:** 7/28/2020

Document Path: E:\Planning\Projects\p\_officialplan\workconsol\00\amendments\_LondonPlan\OZ-9200\OZ-9200\_AMENDMENT\_Map7\_SpecialPolicyAreas\_b&w\_8x11.mxd

Bill No. 284  
2020

By-law No. C.P.-1512(\_\_)-\_\_

A by-law to amend The London Plan, 2016 for  
the City of London, relating to 799 Southdale  
Road West.

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, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law 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 September 29, 2020

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

**AMENDMENT NO. \_\_\_**  
**to the**  
**THE LONDON PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

To change Policy 1565\_ List of Secondary Plans, 5. Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan), to change the subject site from “Low Density Residential” to “Multi-Family Medium Residential” on Appendix 1 (Official Plan Extracts), Schedule 2 (Multi-Use Pathways and Parks), Schedule 4 (Southwest Area Land Use Plan), Schedule 6 (Lambeth Residential Neighbourhood), Schedule 9(North Lambeth Residential Neighbourhood Land Use Designation) and Schedule 12 (North Talbot Residential Neighbourhood Land Use Designation), to the Southwest Area Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 799 Southdale Road West in the City of London.

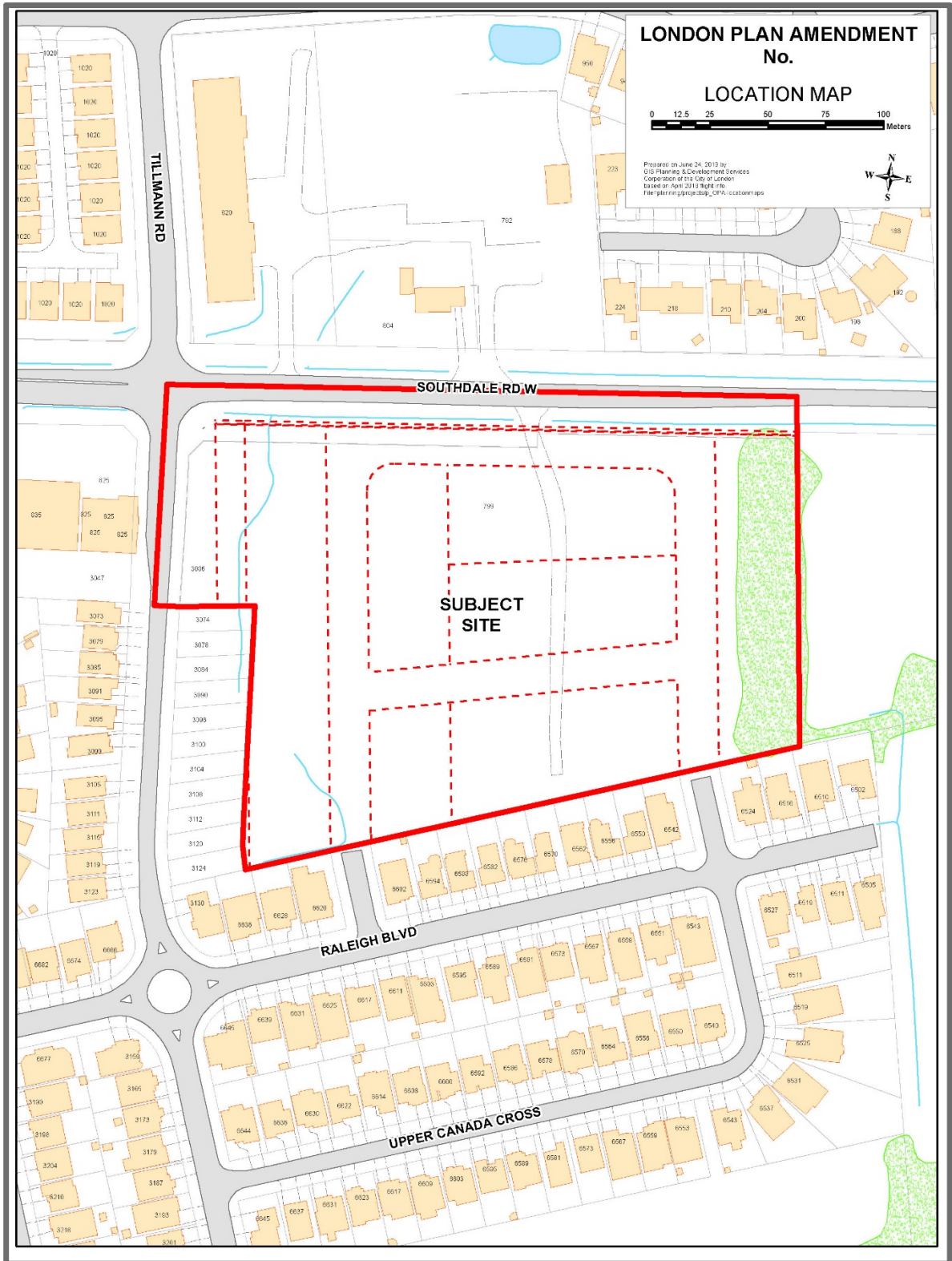
**C. BASIS OF THE AMENDMENT**

This amendment will facilitate a comprehensive development of the subject site resulting in an appropriate and compatible use and form of development.

**D. THE AMENDMENT**

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

1. To change Policy 1535\_5. Southwest Area Secondary Plan to the London Plan for the City of London Planning Area is amended for those lands located at 799 Southdale Road West, by changing the following:
  - i) Appendix 1, Official Plan Extracts (Southwest Area Secondary Plan) from “Low Density Residential” to “Medium Density Residential”;
  - ii) Section 20.5 ( Multi-Use Pathways and Parks) - Schedule 2 (Southwest Area Land Use Plan) from “Low Density Residential” to “Medium Density Residential”;
  - iii) Section 20.5 ( Southwest Area Secondary Plan) - Schedule 4 (Southwest Area Land Use Plan) from “Low Density Residential” to “Medium Density Residential”;
  - iv) Schedule 6 (Lambeth Residential Neighbourhood) from “Low Density Residential” to “Medium Density Residential”;
  - v) Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designation) from “Low Density Residential” to “Medium Density Residential”; and
  - vi) Schedule 12 (North Talbot Residential Neighbourhood Land Use Designation) from “Low Density Residential” to “Medium Density Residential”.



Bill No. 285  
2020

By-law No. C.P.-1512(\_\_)-\_\_

A by-law to amend The London Plan, for the  
City of London, 2016 relating to the Old  
Victoria Hospital Lands Secondary Plan.

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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

**AMENDMENT NO. \_\_\_**  
**to the**  
**THE LONDON PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend policy 1565\_3 – List of Secondary Plans – Old Victoria Hospital Secondary Plan, to amend the following policies of the Old Victoria Hospital Lands Secondary Plan:

1. To delete Section 20.6.3.3 Bonusing Policies of the Old Victoria Hospital Lands Secondary Plan in its entirety.
2. To delete and replace a policy in Section 20.6.4.1 iv) of the Old Victoria Hospital Lands Secondary Plan.
3. To delete and replace a policy in Section 20.6.4.2 v) of the Old Victoria Hospital Lands Secondary Plan.
4. To delete and replace a policy in Section 20.6.4.3.1 iii) of the Old Victoria Hospital Lands Secondary Plan.
5. To delete and replace a policy in Section 20.6.4.3.2 iii) of the Old Victoria Hospital Lands Secondary Plan.
6. To delete and replace a policy in Section 20.6.4.3.3 iii) of the Old Victoria Hospital Lands Secondary Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located in the Old Victoria Hospital Lands Secondary Plan Area and the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, in the City of London.

**C. BASIS OF THE AMENDMENT**

The purpose of the Official Plan Amendment to The London Plan is to delete references to bonus zoning in response to recent changes to the *Planning Act* through Bill 108.

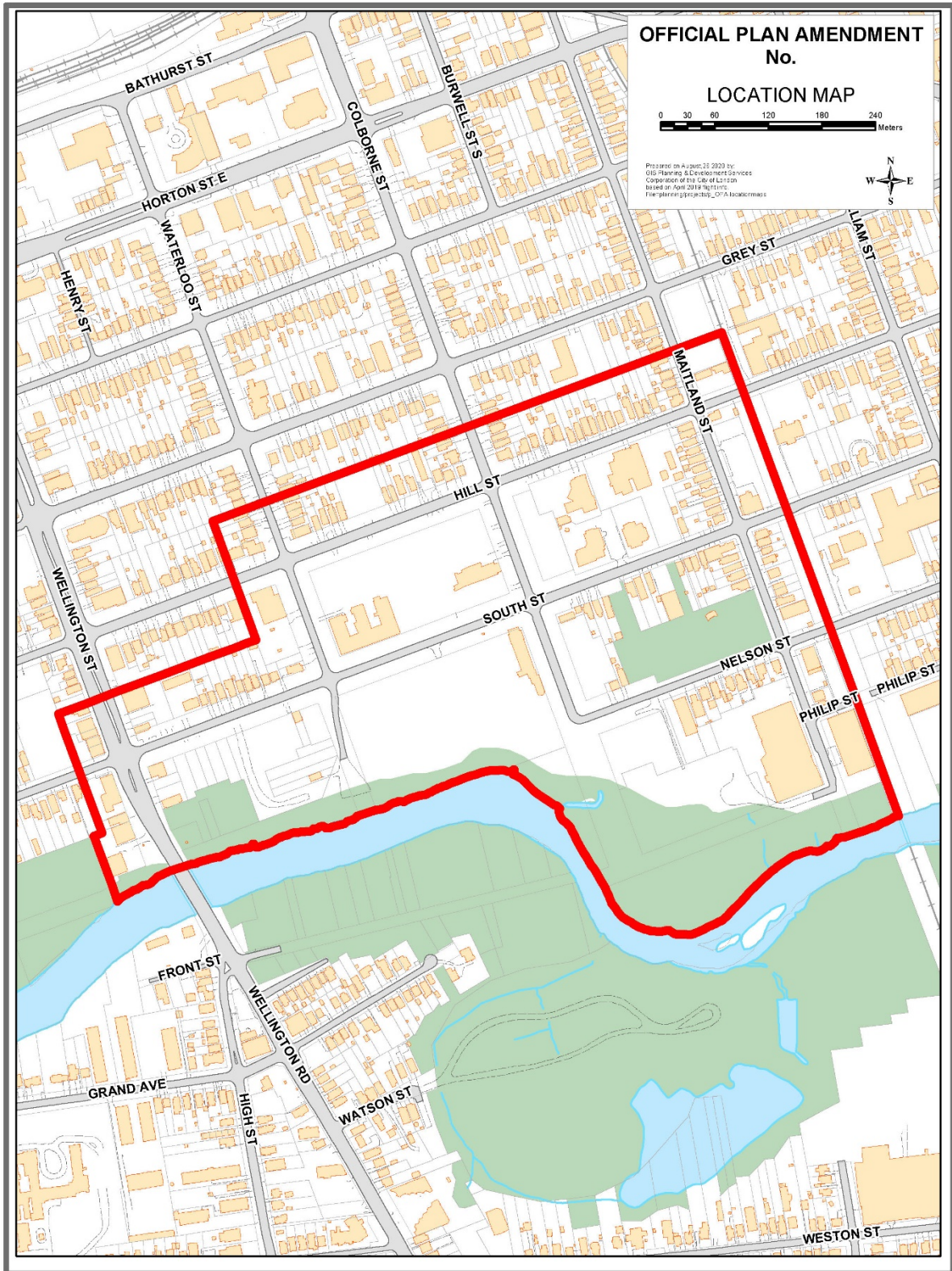
**D. THE AMENDMENT**

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

1. Section 20.6.3.3 Bonusing Policies of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety.
2. Section 20.6.4.1 iv) a), b), c), and d) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted and replaced with the following:
  - a) Within the Four Corners, new residential development shall have a minimum density of 50 units per hectare.
  - b) Building heights in the Four Corners Policy Area shall not be less than three storeys and shall not exceed 11 storeys.
  - c) Deleted.
  - d) Small-scale office development may be permitted in the adaptive re-use of a heritage building. The adaptive re-use of a heritage building for office uses in excess of 2,000 square metres may be permitted through a site-specific Zoning By-law amendment. All other office development shall be limited to 2,000 square metres or less within each new mixed-use building or a total of 5,000 square metres in the entire designation.



3. Section 20.6.4.2 v) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Deleted.
  - b) Building heights in the Transit-Oriented Mainstreet Corridor Policy Area shall generally not exceed four storeys. Building heights exceeding four storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.
  - c) Deleted.
4. Section 20.6.4.3.1 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Within the Low-Rise Residential Policy Area, new residential development shall have a minimum density of 15 units per hectare and a maximum density of 75 units per hectare.
  - b) Building heights in the Low-Rise Residential Policy Area shall not exceed five storeys.
  - c) Deleted.
5. Section 20.6.4.3.2 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Within the Mid-Rise Residential Policy Area designation, new residential development shall have a minimum density of 30 units per hectare.
  - b) Building heights in the Mid-Rise Policy Area designation shall in no case be less than three storeys and shall not exceed eight storeys.
  - c) Deleted.
6. Section 20.6.4.3.3 iii) a), b) and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
  - a) Within the High-Rise Residential Policy Area, new residential development shall have a minimum density of 75 units per hectare.
  - b) Building heights in the High-Rise Residential Policy Area shall in no cases be less than seven storeys and shall generally not exceed 12 storeys. Building heights exceeding 12 storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.
  - c) Deleted.



Bill No. 286  
2020

By-law No. C.P.-1512( )-\_\_

A by-law to amend The London Plan for the City of London, 2016 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

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. 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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

**AMENDMENT No. \_\_**  
**to the**  
**THE LONDON PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of guideline documents in Policy 1716\_ of The London Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

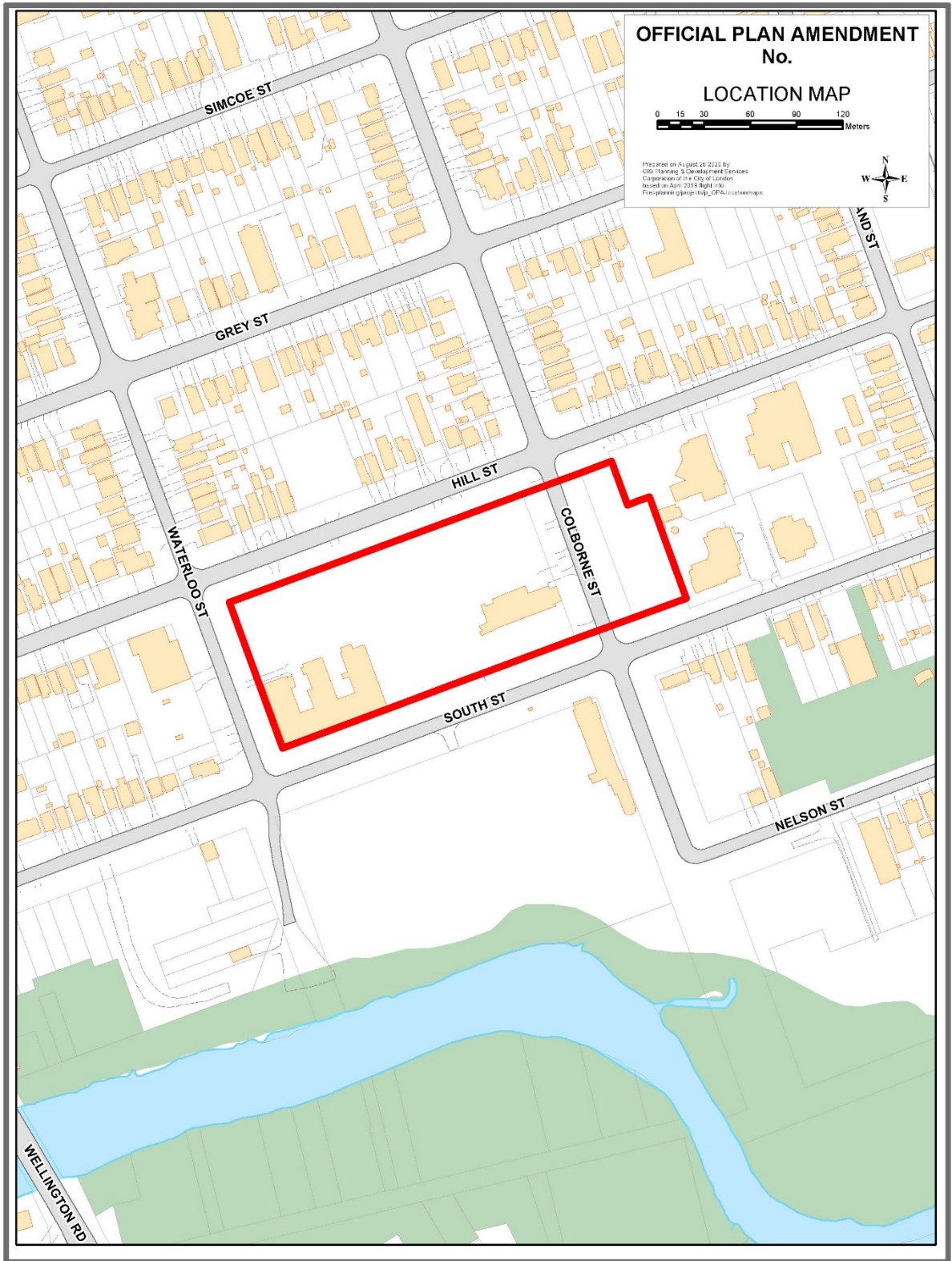
**C. BASIS OF THE AMENDMENT**

The Urban Design Guidelines for the Old Victoria Hospital Lands Phase II provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

**D. THE AMENDMENT**

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

Policy 1716\_ \_\_. Urban Design Guidelines for the Old Victoria Hospital Lands Phase II



Bill No. 287  
2020

By-law No. C.P.-1512( )-\_\_\_\_

A by-law to amend The London Plan for the City of London, 2016 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

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. 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 September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

**AMENDMENT NO.**  
**to the**  
**THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a new policy in Section 1565\_3 to the Official Plan (Old Victoria Hospital Secondary Plan) for the City of London to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to Section 20.6.5.8 “Guideline Documents”

B. LOCATION OF THIS AMENDMENT

This Amendment applies to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street in the City of London.

C. BASIS OF THE AMENDMENT

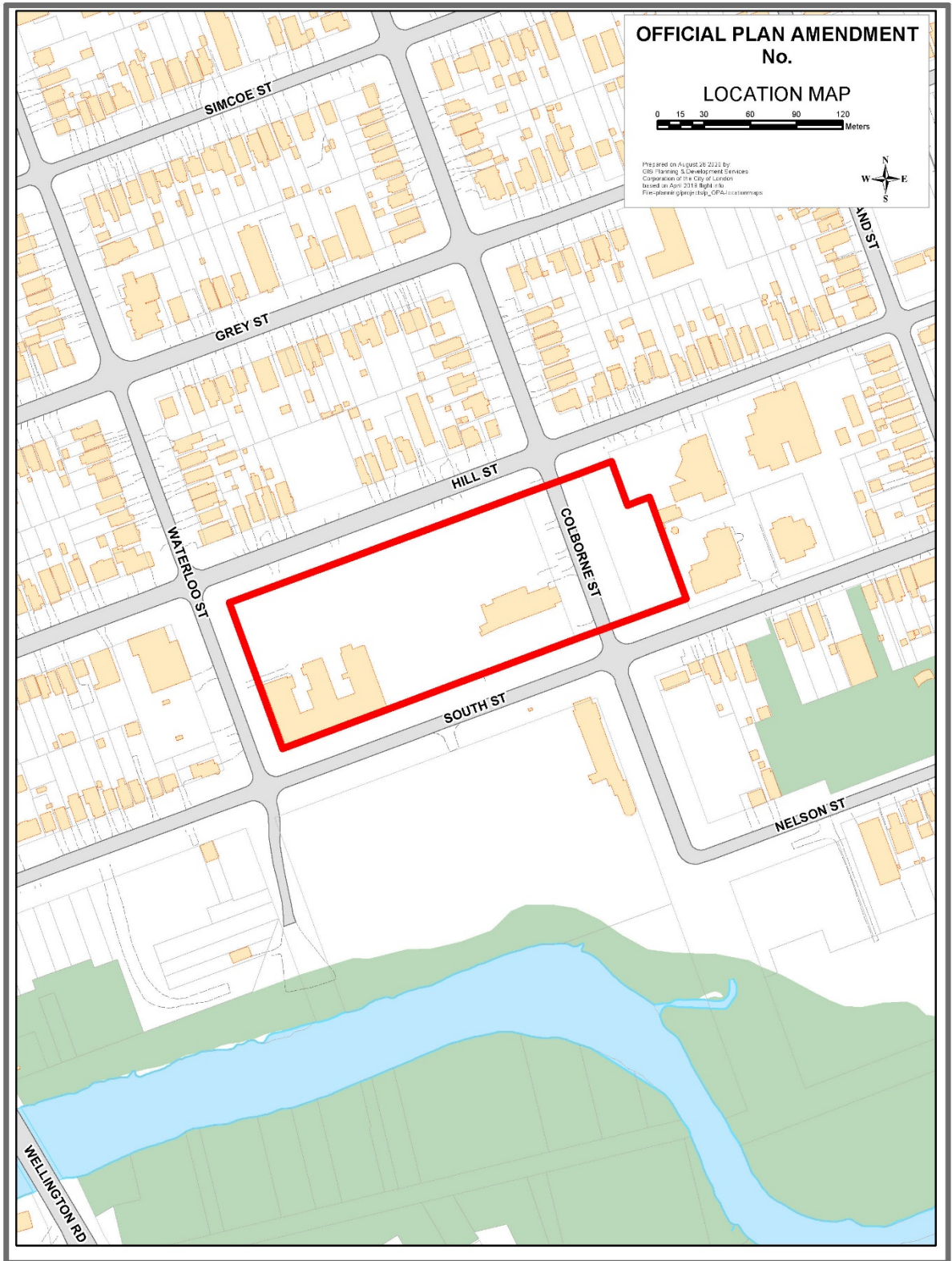
Section 1565\_3 of The London Plan is the Old Victoria Hospital Lands Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

D. THE AMENDMENT

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

Section 20.6.5.8 “Guideline Documents” of the Official Plan – Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding the following:

\_\_\_) The lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street (known as the Old Victoria Hospital Lands Phase II) are subject to the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II





Bill No. 288  
2020

By-law No. PS-113-20\_\_\_\_\_

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

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

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

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

**1. No Stopping**

Schedule 1 (No Stopping) of the By-law PS-113 is hereby amended by **adding** the following rows:

First Street	Both	A point 100m south of Oxford Street E	Oxford Street E	Anytime
Howard Avenue	West	A point 100 m south of Marianna Drive	A point 66 m south of Marianna Drive	7:30 a.m. to 8:30 a.m. and 2:30 p.m. to 3:30 p.m. Monday to Friday September 1 <sup>st</sup> to June 30 <sup>th</sup>

**2. No Parking**

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

Queens Avenue	North	A point 43 m west of Ontario Street	Ontario Street	Anytime
Silver Creek Crescent	North, East, South and West	Grand Oak Cross (south intersection)	Grand Oak Cross (north intersection)	Anytime
Silverleaf Chase	East	Silver Creek Circle	Pack Road	Anytime

**3. Bus Stops**

Schedule 3 (Prohibited Parking at Bus Stops) of the PS-113 By-law is hereby amended by **adding** the following rows:

Queens Avenue	North	A point 43 m west of Ontario Street	Ontario Street
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**4. School Bus Loading Zones**

Schedule 16 (School Bus Loading Zones) of the PS-113 By-law is hereby amended by **adding** the following row:

Howard Avenue	West	A point 100 m south of Marianna Drive	A point 66 m south of Marianna Drive
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**5. Lower Speed Limits**

Schedule 17.1 (Lower Speed Limits) of the PS-113 By-law is hereby amended by **adding** the following row:

Fiddlers Green Road	Hyde Park Road	A point 254 m south of Oxford Street West	40 km/h
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This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on September 29<sup>th</sup>, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

Bill No. 289  
2020

By-law No. PS-113-20\_\_\_\_\_

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

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

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

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

**1. No Stopping**

Schedule 1 (No Stopping) of the By-law PS-113 is hereby amended by **adding** the following rows:

Burwell Street	Both	King Street	Dundas Street	7:00 a.m. to 8:30 a.m. and 1:00 p.m. to 2:45 p.m.
Maitland Street	Both	York Street	Dundas Street	7:00 a.m. to 8:30 a.m. and 1:00 p.m. to 2:45 p.m.

**2. School Bus Loading Zones**

Schedule 16 (School Bus Loading Zones) of the PS-113 By-law is hereby amended by **adding** the following row:

Burwell Street	West	King Street	Dundas Street
Maitland Street	East	York Street	Dundas Street

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

PASSED in Open Council on September 29<sup>th</sup>, 2020

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

Bill No. 290  
2020

By-law No. PS-113-20\_\_\_\_\_

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

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

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

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

**1. No Stopping**

Schedule 1 (No Stopping) of the By-law PS-113 is hereby amended by **deleting** the following rows:

Burwell Street	Both	King Street	Dundas Street	7:00 a.m. to 8:30 a.m. and 1:00 p.m. to 2:45 p.m.
Maitland Street	Both	York Street	Dundas Street	7:00 a.m. to 8:30 a.m. and 1:00 p.m. to 2:45 p.m.

**2. School Bus Loading Zones**

Schedule 16 (School Bus Loading Zones) of the PS-113 By-law is hereby amended by **deleting** the following row:

Burwell Street	West	King Street	Dundas Street
Maitland Street	East	York Street	Dundas Street

This by-law comes into force and effect on November 30, 2020.

PASSED in Open Council on September 29<sup>th</sup>, 2020

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

Bill No. 291  
2020

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

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Adelaide Street North, north of Ross Street)

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 Adelaide Street North, north of Ross Street, namely:

“Part of Lots 15 and 16 on Registered Plan 7(C) in the City of London and County of Middlesex, designated as Parts 1 and 3 on Reference Plan 33R-20663.”

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

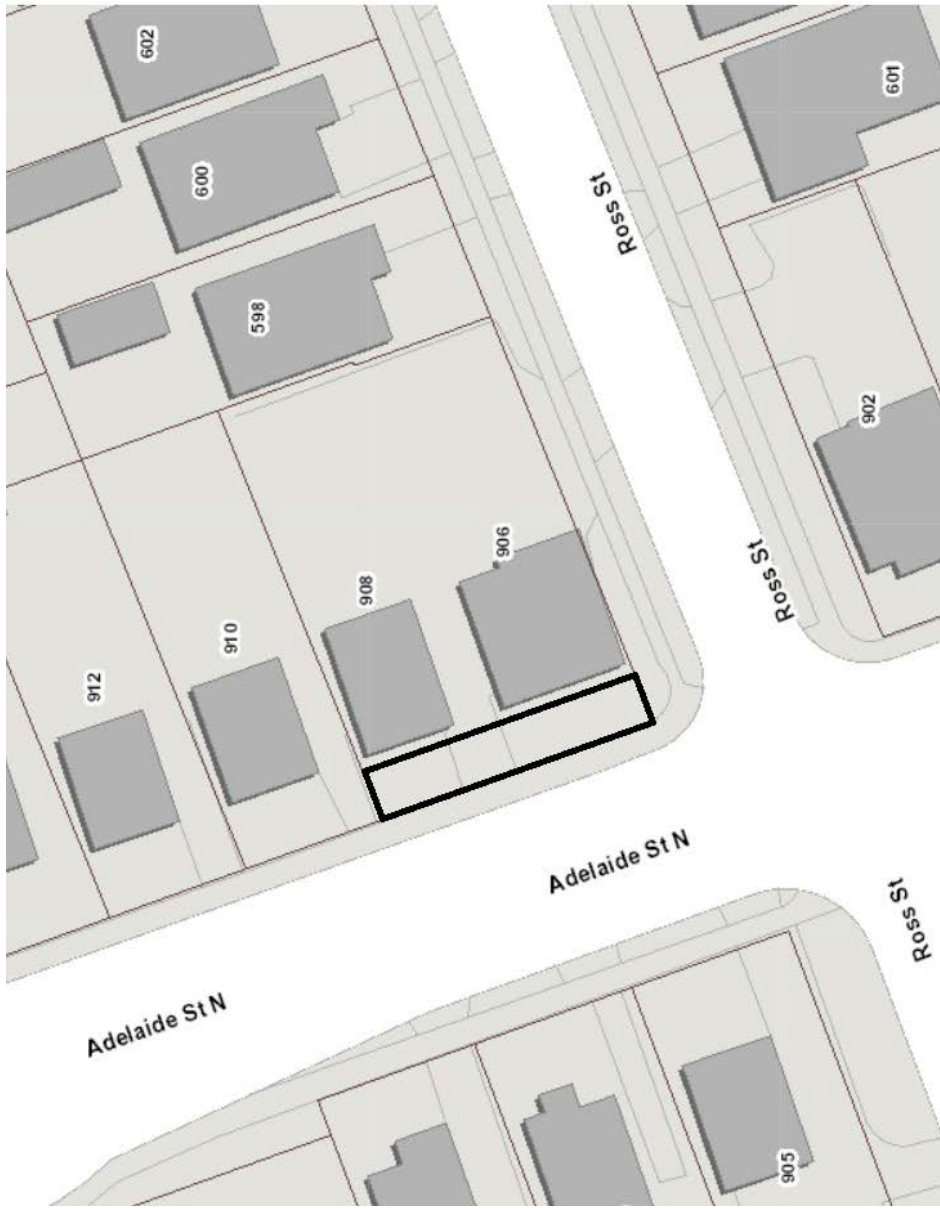
PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

# LOCATION MAP



 SUBJECT LANDS

Bill No. 290  
2020

By-law No. WM-12-20\_\_\_\_\_

A by-law to amend the By-law No. WM-12 being "A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London".

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 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 of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public, and may pass by-laws respecting the economic, social and environmental well-being of the municipality, and the health, safety and well-being of persons;

AND WHEREAS the Municipal Council wishes to amend By-law No. WM-12, being "A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London" to identify additional requirements for certain materials placed in the garbage to increase health and safety for the public and sanitation operators, for the removal of a separate collection week for Christmas trees, and to identify Christmas trees as a non-collectable item in the By-law.

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

1. By-law WM-12 is hereby further amended in Section 1.1 – Definitions by deleting the definition of Non-collectable Waste and by replacing it with the following new definition:

**Non-collectable waste - defined**

"non-collectable waste" shall include but not be limited to grass clippings, washers, dryers, refrigerators, stoves, dehumidifiers, freezers and air conditioners, televisions, monitors, computers, computer peripherals, printers, copying and multi-function copying devices, telephones, answering machines, cellular devices, pagers, image devices, audio and video devices; explosives, flammable or volatile substances, liquid or gaseous wastes, caustic substances and acids, poisons, pesticides, herbicides, radioactive materials, septic tank pumpings, industrial process sludge, biohazardous waste, infected materials including dressings and bandages not placed inside a sealed and leak-free bag; personal protective and hygiene products including, surgical and non-surgical masks, gloves, wipes, tissues, napkins, paper towel that may result in the spread of infectious disease, not placed inside a sealed and leak-free bag; sawdust, cigarette ash, fireplace ash and vacuum dust, not placed inside a sealed bag; hay, straw, manure and excreta from farm premises; live animals or birds, carcasses or parts thereof of any animal or bird save for food preparation and consumption wastes; stock of any wholesaler or retailer, trade waste; tree trunks and stumps; Christmas trees; trucks, automobiles or any other vehicle, vehicle parts; tires; construction materials; scrap metals, propane tanks; sharps not packaged and labelled in rigid containers; organic material which has not been drained of all liquids; and other materials as designated by the City Engineer from time to time.

2. By-law WM-12 is hereby further amended by deleting Section 4.9 – Placement for collection – Christmas trees – times – restrictions in its entirety.

3. By-law WM-12 is hereby further amended by deleting Section 4.10 – Placement for collection – Christmas trees – late – City not responsible in its entirety.
4. By-law WM-12 is hereby further amended by deleting Section 5.15 – Placement of Christmas trees at collection point – times – restrictions in its entirety.
5. By-law WM-12 is hereby amended by adding Section 8.3 (m) and (n);
  - (m) surgical and non-surgical masks, gloves, wipes, tissues, napkins, paper towel that that is not placed inside a sealed and leak-free bag;
  - (n) sawdust, cigarette ash, fireplace ash and vacuum dust, not placed inside a sealed bag;
6. This by-law shall come into force and effect on the day it is passed.

Passed in Open Council on September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020



Bill No. 293  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 733 Wellington Street.

WHEREAS McIver Holding Inc. has applied to rezone an area of land located at 733 Wellington Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 733 Wellington Street as shown on the attached map from a Residential R2 (R2-6) Zone to a Residential R3 Special Provision (R3-4 ( ))Zone.

2. Section Number 7.4 of the Residential (R3-4) Zone is amended by adding the following Special Provision:

R3-4( )	733 Wellington Street	
a)	Regulation[s]	
i)	Lot Frontage (minimum)	10.3 metres
ii)	Lot Area (minimum)	411 metres square
iii)	Interior Side Yard Setbacks to Parking Spaces (minimum)	1.2 meters
iv)	Maximum bedrooms in 2 <sup>nd</sup> floor unit	4

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

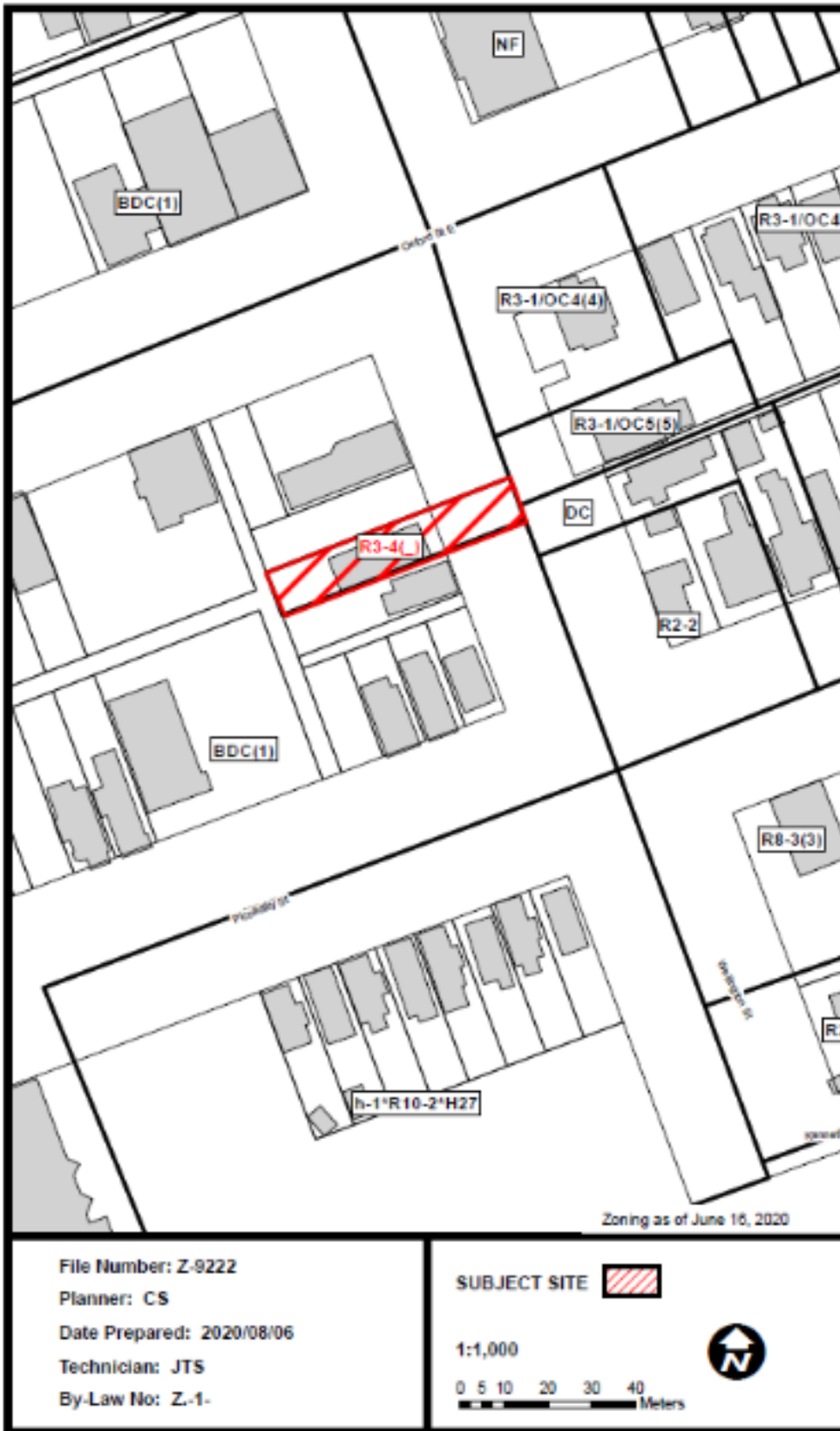
PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

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



File Number: Z-9222  
 Planner: CS  
 Date Prepared: 2020/08/06  
 Technician: JTS  
 By-Law No: Z.-1-

SUBJECT SITE   
 1:1,000  
 0 5 10 20 30 40 Meters



Bill No. 294  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 666-670 Wonderland  
Road North.

WHEREAS JFK Holdings has applied to rezone an area of land located at  
666-670 Wonderland Road North, as shown on the map attached to this by-law, as set  
out below;

AND WHEREAS this rezoning conforms to the Official Plan;

1. Section Number 28.4 of the Restricted Service Commercial (RSC2) Zone  
is amended by replacing the existing provisions with the following:

RSC2(17) 666-670 Wonderland Road North

a) Permitted Uses limited to the existing building

- i) Animal hospitals;
- ii) Bulk beverage stores;
- iii) Catalogue stores;
- iv) Clinic;
- v) Dry cleaning and laundry depot;
- vi) Duplicating shops;
- vii) Hardware stores;
- viii) Home appliance stores;
- ix) Home improvement/furnishing stores;
- x) Kennels;
- xi) Liquor, beer and wine stores;
- xii) Medical/dental offices;
- xiii) Pharmacy;
- xiv) Repair and rental establishments;
- xv) Retail stores;
- xvi) Service and repair establishments;
- xvii) Studios;
- xviii) Taxi establishments

b) Regulations

- i) Parking rate for all permitted uses on site (Minimum) 1 space per 11m<sup>2</sup> gross floor area

2. 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.

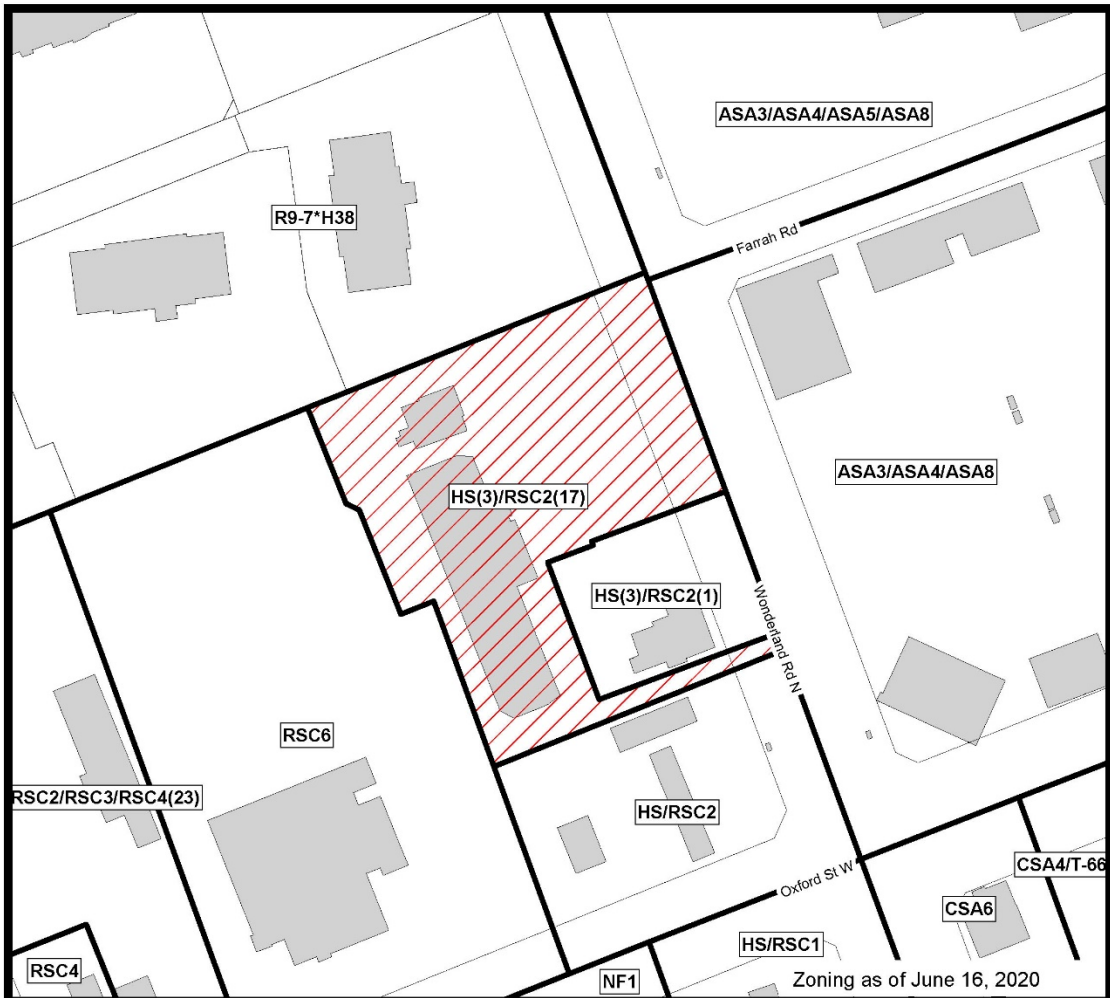
3. This By-law shall come into force and be deemed to come into force in  
accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the  
date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: HS(3)/RSC2(17)**

1) *LEGEND FOR ZONING BY-LAW Z-1*

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
BY-LAW NO. Z-1  
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9241

DH

MAP PREPARED:

2020/08/14

RC

1:2,000

0 10 20 40 60 80 Meters

Bill No. 295  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 122 Base Line Road West.

WHEREAS Housing Development Corporation, London, has applied to rezone an area of land located at 122 Base Line Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 122 Base Line Road West, as shown on the attached map comprising part of Key Map No. 107 from a Residential R8 (R8-3) Zone to a Holding Residential Bonus (h-5\*R8-3\*B( ) ) Zone.

2. Section Number 4.3 of the General Provisions in By-law Z.-1 is amended by adding the following new Bonus Zone:

"B( ) 122 Base Line Road West

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a low-rise apartment building with a maximum height of 4-storeys, 61 dwelling units and density of 100 units per hectare and provides:

i) Affordable Housing

The provision of a minimum 30% of each unit type (i.e. type by number of bedrooms) set aside at affordable rent of approximately 70% of Average Market Rent. Affordable rental units will be established by an agreement entered into with the Corporation of the City of London, which will secure those units for a minimum twenty (20) year term.

ii) Design Principles

Implementation of a site development concept, to be implemented through a future development agreement, which substantially achieves design principles that include:

1. Building footprint and spatial orientation that: serves to activate the street, is pedestrian in scale; and, establishes safe, direct and barrier-free accessible pedestrian connections throughout the Site and from the Site to the public realm;
2. A principle building entrance that further serves to activate the streetscape and reinforce the "front facing" built form;
3. A building footprint that mitigates impacts, noting an enhanced rear yard setback and enhanced interior side yard setback are identified in the Bonus Zone;
4. A parking area that provides for safe, direct and barrier-free accessible pedestrian connections; is suitably sized to accommodate projected demand; and, is strategically located to minimize impacts on the public realm;
5. An outdoor amenity area that is sufficiently-sized and strategically located to provide for privacy and additional buffering opportunities and plantings, and also serves to mitigate overland flows and other potential stormwater management (SWM) impacts; and

6. Maintain, to the greatest extent possible, on-site green infrastructure in a manner consistent with the findings of the preliminary Tree Preservation Plan.

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

- a) Regulations
  - i) Density (Maximum) 100 units per hectare (247 units per acre)
  - ii) Parking (Minimum) 61 Parking Spaces
  - iii) Bicycle Parking (Minimum) 15 Parking Spaces
  - iv) Rear Yard Depth (Minimum) 15.0 metres (49.2 feet)
  - v) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet) for building walls containing no windows to habitable rooms or 8.0 metres (26.2 feet) minimum for building walls with windows to habitable rooms.

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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020



Bill No. 296  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone a portion of land located at 1093 Westdel Bourne.

WHEREAS Norquay Developments applied to rezone a portion of land located at 1093 Westdel Bourne as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of land located at 1093 Westdel Bourne, as shown on the attached map comprising part of Key Map No. A.105 from a Residential R1 (R1-14) Zone to a Residential R1 (R1-4) Zone.
2. 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.
3. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 29, 2020.

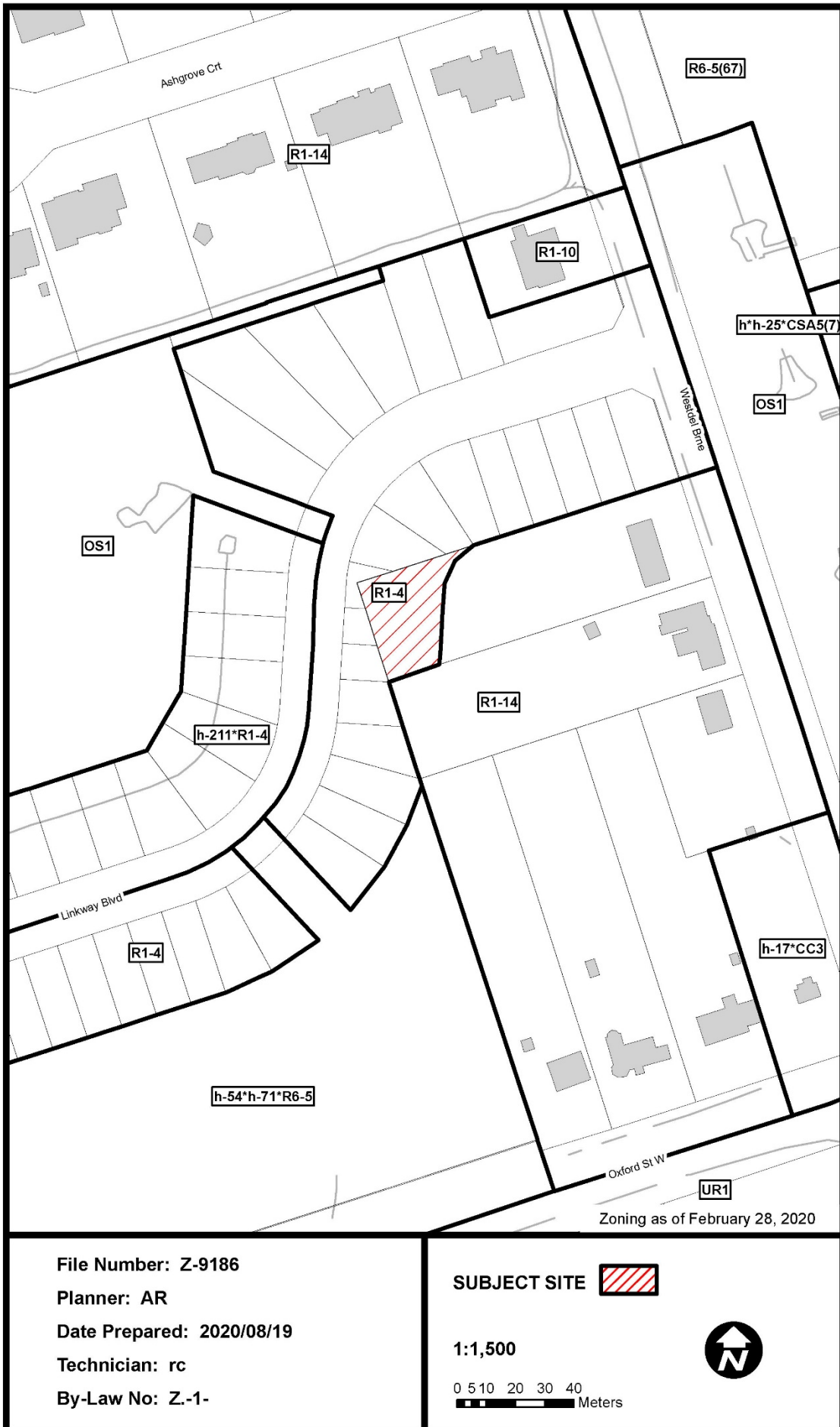
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020



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

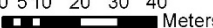


Zoning as of February 28, 2020

File Number: Z-9186  
 Planner: AR  
 Date Prepared: 2020/08/19  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters



Geodatabase

Bill No. 297  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 799 Southdale Road  
West

WHEREAS Speyside East Corporation applied to rezone an area of land located at 799 Southdale Road East, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 799 Southdale Road West, as shown on the attached map comprising part of Key Map No. A.110, from an Urban Reserve (UR1) Zone and a holding Residential R4 Special Provision (h-56\*h-84\*R4-6(6)) Zone to a Residential R7 Special Provision (R7( )\*H20\*D100) Zone and a Residential R5 Special Provision/Residential R9 Special Provision (R5-7( )/R9-3( ) Zone; and from a Residential R2 Special Provision/Residential R4 Special Provision (R2-1(13)/R4-3(1) Zone to a Residential R5 Special Provision/Residential R9 Special Provision (R5-7( )/R9-3( ) Zone.

2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

- R5-7( ) 799 Southdale Road West
- a) Regulations:
- i) Density 100uph  
(maximum)
- ii) The front lot line is deemed to be Southdale Road West

3. Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:

- R7( ) 799 Southdale Road West
- a) Regulations:
- i) Front yard 0.5 metres  
(minimum)
- ii) West side yard 9.2 metres  
(minimum)
- iii) The front lot line is deemed to be Southdale Road West
- iv) *Notwithstanding the definition of "Continuum-of-Care Facility" to the contrary, an "Apartment Building, Senior Citizens" which forms a component of a Continuum-of-Care Facility, may be owned and/or operated by a for-profit entity.*

4. Section Number 13.4 of the Residential R9 (R9-3) Zone is amended by adding the following Special Provision:

- R9-3( ) 799 Southdale Road West
- a) Regulations:
- i) Density 100uph  
(maximum)

- |      |  |            |
|------|--|------------|
| ii)  | Height<br>(maximum)  | 17 metres  |
| iii) | Front yard<br>(minimum)  | 0.5 metres |
| iv)  | West Side Yard<br>(minimum)  | 4.8 metres |
| v)   | East Side Yard<br>(minimum)  | 6.0 metres |
| vi)  | The front lot line is deemed to be Southdale Road West             |            |
| vii) | All buildings must be oriented to the Southdale Road West frontage |            |

5. 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.

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

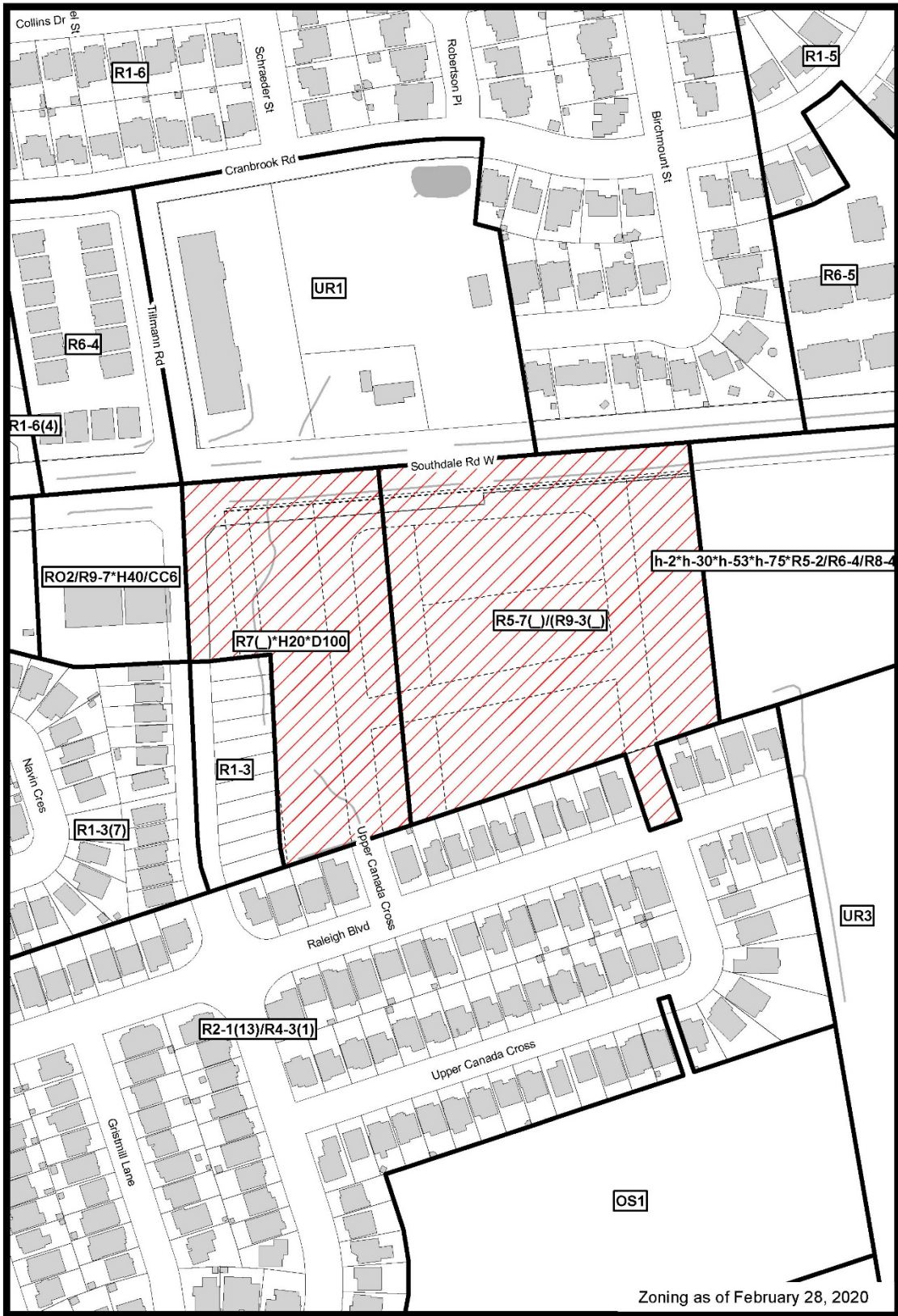
PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor




Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

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



Zoning as of February 28, 2020

<p>File Number: OZ-9188                  Planner: AR                  Date Prepared: 2020/09/10                  Technician: rc                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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Geodatabase

Bill No. 298  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

WHEREAS The Corporation of the City of London has applied to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and 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 (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Residential R7/Residential R9 (R3-1/R7\*D150\*H24/R9-7\*H24) Zone and Holding Residential R7/Residential R9/Regional Facility (h-5\*R-7\*D150\*H12/R9-3\*H12/RF) Zone **TO** a Holding Residential R8 Special Provision (h\*h-5\*R8-4( \* )) Zone, Holding Residential R8 Special Provision (h\*h-5\*R8-4(\*\*)) Zone, Holding Residential R8 Special Provision (h\*h-5\*R8-4(\*\*\*)) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision (h\*h-5\*R4-6( \* )/R8-4(\*\*\*\*)) Zone, and an Open Space Special Provision (OS1( \* )) Zone.

2. Section Number 8.4 of the Residential R4 (R4-6) Zone is amended by adding the following Special Provision:

R4-6( * )	Old Victoria Hospital Lands Phase II
a)	Regulations
i)	Front and Exterior Side Yard Depth (Minimum) 2.0 m (6.6 ft)
ii)	Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft)
iii)	Building Height (Maximum) 19.5 m (64 ft) or 5 storeys, whichever is greater
iv)	Residential Garage Width (Maximum) 50% of the building façade

3. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4( * )	Old Victoria Hospital Lands Phase II
a)	Additional Permitted Uses
i)	Offices;
ii)	Medical/dental offices;
iii)	Clinics;
iv)	Day care centres;
v)	Studios;
vi)	Convenience stores;
vii)	Pharmacies;

- viii) Financial institutions;
- ix) Personal service establishments;
- x) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- i) Non-residential uses are restricted to the first and second floor, with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them.
- ii) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 ft) or as existing for existing buildings
- iii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft) or as existing for existing buildings
- iv) Rear Yard Depth (Minimum) 3.0 m (9.8 ft) or as existing for existing buildings
- v) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft) or as existing for existing buildings
- vi) Yard Depth Between R8-4 Zones (Minimum) 0 m (0 ft)
- vii) Landscaped Open Space (Minimum) 20% or as existing for existing buildings
- viii) Lot Coverage (Maximum) 80%
- ix) Building Height (Minimum) 9.0 m (29.5 ft)
- x) Building Height (Maximum) 34.5 m (113 ft) or 11 storeys, whichever is greater
- xi) Density (Minimum) 50 UPH
- xii) Parking for Residential Uses (Minimum) 0.5 spaces per unit
- xiii) Parking for All Uses Within Existing Buildings (Minimum) 0 spaces
- xiv) Podium Height (Minimum) 3 storeys
- xv) Podium Height (Maximum) 4 storeys
- xvi) Tower Step Back Beyond the 4th Storey (Minimum) 3 m (9.8 ft)

4. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(\*\*) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Offices;
- ii) Medical/dental offices;
- iii) Clinics;
- iv) Day care centres;

- v) Studios;
- vi) Convenience stores;
- vii) Pharmacies;
- viii) Financial institutions;
- ix) Personal service establishments;
- x) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- |        |   |   |
|--------|---|---|
| i)     | Front and Exterior Side Yard Depth (Minimum)    | 1.0 m (3.2 f)                                       |
| ii)    | Front and Exterior Side Yard Depth (Maximum)    | 3.0 m (9.8 ft)                                      |
| iii)   | Rear Yard Depth (Minimum)                       | 3.0 m (9.8 ft)                                      |
| iv)    | Interior Side Yard Depth (Minimum)              | 2.0 m (6.6 ft)                                      |
| v)     | Landscaped Open Space (Minimum)                 | 20%   |
| vi)    | Lot Coverage (Maximum)                          | 80%   |
| vii)   | Building Height (Minimum)                       | 9.0 m (29.5 ft)                                     |
| viii)  | Building Height (Maximum)                       | 34.5 m (113 ft) or 11 storeys, whichever is greater |
| ix)    | Density (Minimum)                               | 50 UPH  |
| x)     | Parking for Residential Uses (Minimum)          | 0.5 spaces per unit                                 |
| xvii)  | Podium Height (Minimum)                         | 3 storeys   |
| xviii) | Podium Height (Maximum)                         | 4 storeys   |
| xix)   | Tower Step Back Beyond the 4th Storey (Minimum) | 3 m (9.8 ft)  |

5. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(\*\*\*) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Hotel within existing buildings;
- ii) Day care centres;
- iii) Libraries;
- iv) Post office depots;
- v) Private schools

b) Regulations

- |      |  |  |
|------|--|--|
| i)   | Front and Exterior Side Yard Depth (Minimum) | 1.0 m (3.2 ft) or as existing for existing buildings |
| ii)  | Front and Exterior Side Yard Depth (Maximum) | 3.0 m (9.8 ft) or as existing for existing buildings |
| iii) | Rear Yard Depth (Minimum)                    | 3.0 m (9.8 ft) or as existing for existing buildings |

iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft) or as existing for existing buildings
v)	Yard Depth Between R8-4 Zones (Minimum)	0 m (0 ft)
vi)	Landscaped Open Space (Minimum)	20% or as existing for existing buildings
vii)	Lot Coverage (Maximum)	80%
viii)	Building Height (Minimum)	9.0 m (29.5 ft)
ix)	Building Height (Maximum)	25.5 m (83.7 ft) or 8 storeys, whichever is greater
x)	Density (Minimum)	30 UPH
xi)	Parking for Residential Uses (Minimum)	0.5 spaces per unit
xii)	Parking for All Uses Within Existing Buildings (Minimum)	0 spaces
xx)	Podium Height (Minimum)	3 storeys
xxi)	Podium Height (Maximum)	4 storeys
xxii)	Tower Step Back Beyond the 4th Storey (Minimum)	3 m (9.8 ft)

6. Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(****)	Old Victoria Hospital Lands Phase II	
a)	Permitted Uses	
i)	Stacked townhouses	
b)	Regulations	
i)	Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 ft)
ii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
iii)	Rear Yard Depth (Minimum)	3.0 m (9.8 ft)
iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
v)	Landscaped Open Space (Minimum)	20%
vi)	Lot Coverage (Maximum)	80%
vii)	Building Height (Minimum)	9.0 m (29.5 ft)
viii)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
ix)	Density (Minimum)	15 UPH
x)	Density (Maximum)	75 UPH
xi)	Parking for Residential Uses (Minimum)	1 space per unit
xii)	Residential Garage Width (Maximum)	50% of the building width



7. Section Number 36.4 of the Open Space (OS1) Zone is amended by adding the following Special Provision:

- OS1( \* ) Old Victoria Hospital Lands Phase II
  - a) Regulations
    - i) Lot Area (Minimum) 1,350 sq m  
(14,531.28 sq ft)

8. 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.

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

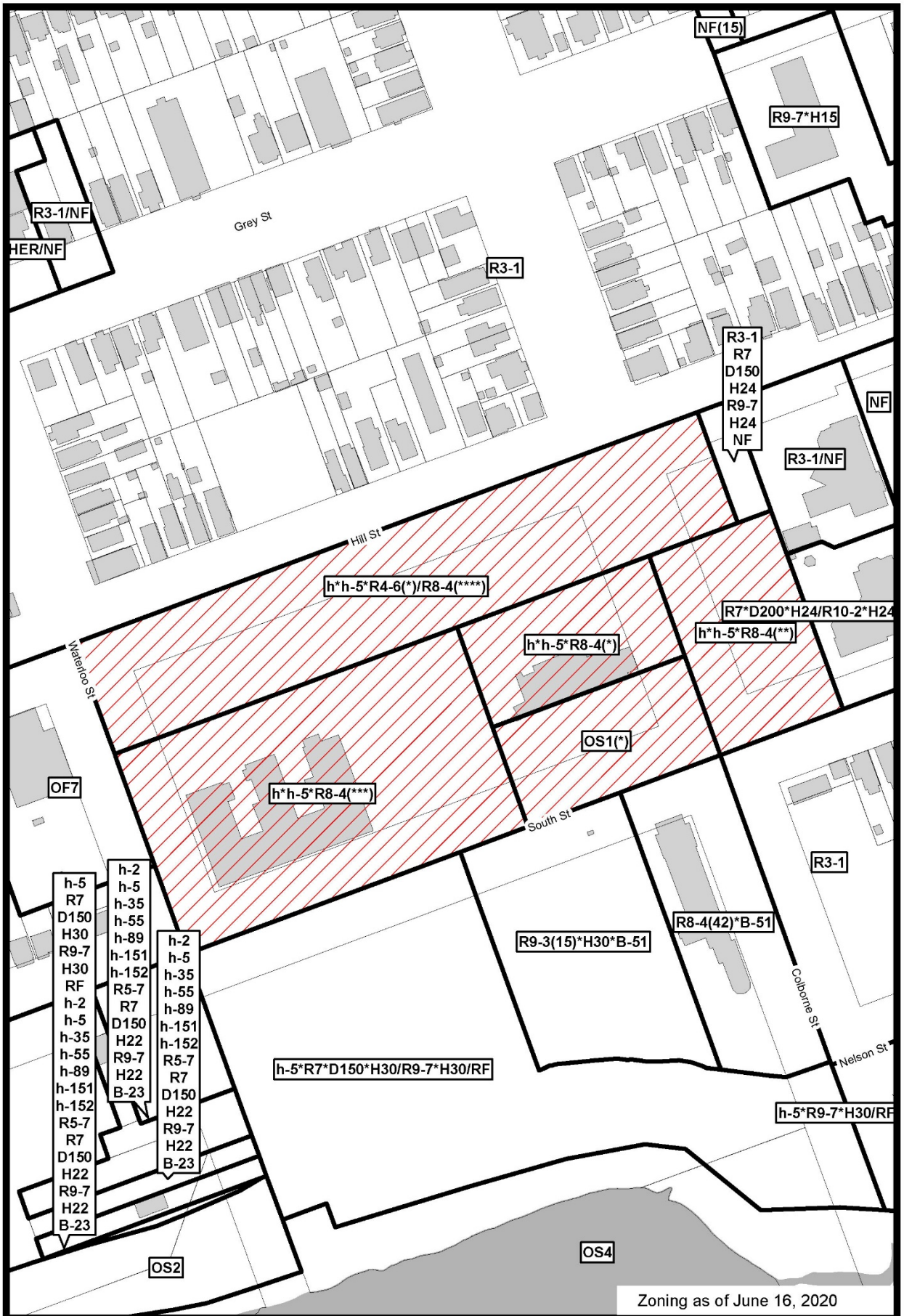
PASSED in Open Council on September 29, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 29, 2020  
Second Reading – September 29, 2020  
Third Reading – September 29, 2020

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



File Number: Z-9224  
 Planner: CL  
 Date Prepared: 2020/08/26  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

