



## Council Minutes

The 2nd Meeting of City Council  
January 12, 2021, 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. Pelozo, A. Kayabaga, S. Hillier

Also Present: C. Saunders, M. Schulthess, J. Taylor and B. Westlake-Power.  
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, G. Belch, M. Butlin, B. Card, K. Dickins, G. Kotsifas, K. Scherr, C. Smith, S. Stafford, B. Warner.

The meeting was called to order at 4:12 PM, with Mayor E. Holder in the Chair and all Members participating, except Councillor S. Turner; it being noted that the follow Members attended the meeting remotely: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga and S. Hillier.

### 1. Disclosures of Pecuniary Interest

Councillor P. Van Meerbergen discloses a pecuniary interest in Item 8.5 (4.5 c)) of the 2nd Report of the Strategic Priorities and Policy Committee, having to do with matters associated with childcare, by indicating that his spouse operates a daycare business.

Councillor J. Helmer discloses a pecuniary interest in Item 8.5 (4.5 b)) of the 2nd Report of the Strategic Priorities and Policy Committee, having to do with the golf operating budget, by indicating that his father is an employee of the National Golf Course Owners Association and the City is a Member of the Association.

Councillor S. Turner discloses a pecuniary interest in Item 8.6 (2.1) of the 3rd Report of the Strategic Priorities and Policy Committee, having to do with the Mandatory Face Coverings By-law Status Update, by indicating that he is an employee of the Middlesex London Health Unit.

### 2. Recognitions

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

His Worship the Mayor recognizes the contributions made to London by the following citizens who were named to the 2021 Mayor's New Year's Honour List in the categories indicated: Gerald (Gerry) LaHay, posthumously (Accessibility); Jean Knight (Age Friendly); Betty Anne Younker (Arts); Joey Hollingsworth, Jim Campbell, Mitchell A. Baran, posthumously and Wayne Dunn (Distinguished Londoner); Mary Alikakos (Diversity and Race Relations); Marianne Griffith (Environment); Sylvia Chodas (Heritage); Abe Oudshoorn (Housing); Jeremy McCall (Humanitarianism); Murray Howard (Sports)

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

None.

Motion made by: E. Pelozo  
Seconded by: P. Van Meerbergen

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. 18, being a by-law to confirm the proceedings of the Council Meeting held on the 12th Day of January 2021, which will be considered, prior to Stage 14 – Adjournment; and

b) Stage 9 – Added Reports –Item 9.1 - 2nd Report of Council, In Closed Session be considered after Stage 4 – Council, In Closed Session.

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. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

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

5.1 1st Meeting held on December 8, 2020

Motion made by: S. Lewis

Seconded by: S. Hillier

That the Minutes of the 1st Meeting held on December 8, 2020, BE APPROVED.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

**6. Communications and Petitions**

Motion made by: S. Lehman

Seconded by: A. Hopkins

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

6.1 Governance Functional Review – Housing Development Corporation, London (HDC)

1. C. Sprovieri, Homes Unlimited (London) Inc.

6.2 Review of Budget Amendments (2021 to 2023 totals: rounded to the closest \$1,000)

1. Councillor M. van Holst

2. (ADDED) C. Butler, 863 Waterloo Street

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. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

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

None.

## 8. Reports

### 8.1 1st Report of the Corporate Services Committee

Motion made by: M. Cassidy

That the 1st Report of the Corporate Services Committee, BE APPROVED.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

#### 1. (1.1) Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

#### 2. (1.2) Election of Vice Chair for the term ending November 30, 2021

Motion made by: M. Cassidy

That Councillor Michael van Holst BE ELECTED Vice Chair of the Corporate Services Committee for the term ending November 30, 2021.

**Motion Passed**

#### 3. (2.1) Update to Lottery Licensing By-law

Motion made by: M. Cassidy

That, the following actions be taken with respect to the Lottery Licensing By-law:

a) the report dated December 14, 2020 entitled "Update to Lottery Licensing By-law", BE RECEIVED; and

b) the City Clerk BE DIRECTED to consult with community organizations and charity associations involved in lottery licensing with respect to the proposed changes to the Lottery Licensing By-law as set out in a) above, and report back to the Corporate Services Committee with the results of that consultation.

**Motion Passed**

#### 4. (2.2) Financial Banking Services and Commercial Card Agreements - Agreement Extension (Relates to Bill No. 19)

Motion made by: M. Cassidy

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law, as appended to the staff report dated December 14, 2020

as Appendix 'A' BE INTRODUCED at the Municipal Council Meeting to be held on January 12, 2021 to:

- a) authorize the City Treasurer to approve and execute, together with the Mayor, any document, form or agreement that may be required for financial services with the Bank of Nova Scotia;
- b) authorize the Mayor and City Clerk to execute any contract or other document required to renew and amend the Banking Services Agreement with Scotiabank, in a form or forms acceptable to the Managing Director Corporate Services and City Treasurer, Chief Financial Officer;
- c) authorize the Mayor and City Clerk to execute the Banking Resolution and Certificate, as appended to the above-noted by-law; and
- d) authorize the City Treasurer to borrow up to two (2) million dollars on the Visa Commercial Card Program provided by the Bank of Nova Scotia.

**Motion Passed**

8.2 1st Report of the Planning and Environment Committee

Motion made by: P. Squire

That the 1st Report of the Planning and Environment Committee BE APPROVED.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: P. Squire

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2021

Motion made by: P. Squire

That Councillor Hopkins BE ELECTED as Vice Chair of the Planning and Environment Committee for the term ending November 30, 2021.

**Motion Passed**

3. (2.1) 4th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: P. Squire



That S. Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) BE GRANTED authority to draft a summary of comments from EEPAC members with respect to the City of London 2021 Budget Update for submission to the Strategic Priorities and Policy Committee; it being noted that the Planning and Environment Committee reviewed and received the 4th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 26, 2020.

**Motion Passed**

4. (2.2) Argyle Regeneration Study Recommendations

Motion made by: P. Squire

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Argyle Area Regeneration Study:

- a) the staff report dated December 14, 2020, entitled "Argyle Regeneration Study Recommendations" BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to undertake the development of a Community Improvement Plan for the Argyle area;

it being noted that any potential funding requirements associated with the Argyle Community Improvement Plan will be identified for Council's consideration as part of a comprehensive review and recommendation on funding levels for all Community Improvement Plan programs, prior to the 2024-2027 Multi Year Budget process.

**Motion Passed**

5. (2.3) Application - 3087 White Oak Road - Removal of Holding Provisions (h, h-100, h-161 and h-227) (H-9235) (Relates to Bill No. 29)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Whiterock Village Inc., relating to the property located at 3087 White Oak Road, the proposed by-law appended to the staff report dated December 14, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 Special Provision (h\*h-100\*h-161\*R1-3 (21)) Zone, a Holding Residential R1 Special Provision h\*h-100\*h-161\*R1-3 (22) Zone TO a Residential R1 Special Provision R1-3 (21) Zone, and a Residential R1 Special Provision (R1-3 (22)) Zone to remove the h, h-100, h-161 and h-227 holding provisions.

**Motion Passed**

6. (2.4) Application - Removal of Holding Provision - 1093 Westdel Bourne (H-9185) (Relates to Bill No. 30)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Norquay Developments, relating to a portion of the lands located at 1093 Westdel Bourne, the proposed by-law appended to the staff report dated December 14, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Residential R1 (h.h-82\*R1-4) TO a Residential R1 (R1-4) Zone to remove the holding provisions.

**Motion Passed**

7. (2.5) Subsections 45 (1.3) and (1.4) of the Planning Act Regarding the Two-Year Freeze on Minor Variances Following a Privately Initiated Zoning Amendment

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to Minor Variances as per subsections 45 (1.3) and (1.4) of the *Planning Act*, R.S.O. 1990, c. P.13:

- a) the staff report dated December 14, 2020 entitled "Subsections 45 (1.3) and (1.4) of the *Planning Act*, R.S.O. 1990, c. P.13 regarding the two-year freeze on Minor Variances following a privately initiated Zoning Amendment" BE RECEIVED for information;
- b) the Municipal Council BE REQUESTED to resolve that subsection 45 (1.3) of the *Planning Act*, R.S.O. 1990, c. P.13 shall not apply, pursuant to subsection 45 (1.4) of the *Planning Act*, R.S.O. 1990, c. P.13;
- c) pursuant to subsection 45 (1.4) of the *Planning Act*, R.S.O. 1990, c. P.13, all Minor Variances shall be exempted from the two-year moratorium contemplated in subsection 45 (1.3) of the *Planning Act*, R.S.O. 1990, c. P.13 except for the following classes of applications:
  - i) applications for Minor Variance to any zone that is in conjunction with an h-5 holding provision requiring a public site plan review;
  - ii) applications for Minor Variance to any Bonus Zones passed under S.37 of the *Planning Act*, R.S.O. 1990, c. P.13;
  - iii) applications for Minor Variance to modify a regulation permitted by Special Provision;
  - iv) applications for Minor Variance to a General Provision (Section 4) within the Z.-1 Zoning By-law; and,
  - v) applications for Minor Variance to change a Definition (Section 2) within the Z.-1 Zoning By-law.

**Motion Passed**

8. (2.6) Building Division Monthly Report for October 2020

Motion made by: P. Squire

That the Building Division Monthly Report for October 2020 BE RECEIVED for information.

**Motion Passed**

9. (3.1) Application - Draft Plan of Vacant Land Condominium - 3542 Emilycarr Lane 39CD-19516

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Goldfield Ltd., relating to the property located at 3542 Emilycarr Lane:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 3542 Emilycarr Lane; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 3542 Emilycarr Lane;

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 Vacant Land Condominium is consistent with the Provincial Policy Statement, which directs new development to designated growth areas and areas adjacent to existing development;
- the proposed Vacant Land Condominium conforms to the in-force policies of The London Plan including but not limited to Our Tools, Key Directions, and the Neighbourhoods Place Type policies;
- the proposed Vacant Land Condominium conforms to the policies of the Southwest Area Secondary Plan and will implement an appropriate housing form for the North Longwoods Neighbourhood; and,
- the proposed Vacant Land Condominium conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential Designation and will implement an appropriate form of residential development for the site.

**Motion Passed**

10. (3.2) Application - 260 Sarnia Road (Z-9246) (Relates to Bill No. 31)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Shana'a Holdings Inc., relating to the property located at 260 Sarnia Road, the proposed by-law appended to the staff report dated December 14, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 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 R1 (R1-9) Zone TO a Residential R8 Special Provision (R8-4 ( )) Zone;

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

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

- the requested amendment is consistent with the policies of the Provincial Policy Statement, 2020 that encourage efficient development and land use patterns that support the use of transit and active transportation where it exists;
- the recommended amendment conforms to the in-force policies of The London Plan including but limited to the Key Directions, City Design policies, and Neighbourhoods Place Type policies that contemplate townhouses as a primary permitted use where the property has frontage on a Civic Boulevard;
- the requested amendment conforms to the Residential Intensification policies of The London Plan and the 1989 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained. The subject lands represent an appropriate location for Residential Intensification, within the Built-Area Boundary and Primary Transit Area, along a higher-order street at the periphery of an existing neighbourhood. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the requested amendment is consistent with the policies for Near Campus Neighbourhoods in The London Plan and the 1989 Official Plan, insofar as the site is unique within its context and has special attributes that warrant a site-specific amendment to permit the proposed form and intensity of development. As well, the site can reasonably accommodate the use, intensity and form of the proposed use.

### **Motion Passed**

11. (3.3) Application - Applewood Subdivision - 660 Sunningdale Road East - Application for Zoning By-law Amendment - Request for Revisions to Draft Plan Subdivision 39T-09501 (Z-9243) (Relates to Bill No. 32)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Auburn Developments Ltd., relating to portions of the lands located at 660 Sunningdale Road East:

- a) the proposed by-law appended to the staff report dated December 14, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h\*h-100\*h-173\*R1-4(27) Zone TO a Holding Residential R4 Special Provision (h\*h-100\*h-173\*R4-6( )) Zone, FROM a Holding Residential R1/R4 Special Provision (h\*h-100\*h-173\*R1-3)/R1-4(27) Zone TO a Holding Residential R5/R6 Special Provision (h\*h-100\*h-173\*R5-6( )/R6-5( )) Zone; Special provisions for the proposed R5-6( )/R6-5( ) zone would

include rear yard decks to encroach in the yard setback as per section 4.27 (5) but may be closer than the stipulated maximum of 1.2m (3.9 feet) permitted;

b) the Approval Authority BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Clawson Group Inc., prepared by Archibald, Gray & McKay Engineering Ltd. (Drawing No. DP 1, Office File: 1442-1 dated June 4, 2020), which shows the amalgamation of Blocks 21-24, Blocks 27-29, Block 26, Block 30 and Streets “H”, “J”, Moon Street and Luna Crescent SUBJECT TO the conditions contained in staff report dated December 14, 2020 as Appendix ‘A-2’; and,

c) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Applewood Subdivision, as submitted by Clawson Group Inc.;

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

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

- the recommended zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;
- 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 Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood.

### **Motion Passed**

#### 12. (5.1) Deferred Matters List

Motion made by: P. Squire

That the Director, City 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.

### **Motion Passed**

#### 13. (5.2) 1st Report of the London Advisory Committee on Heritage

Motion made by: P. Squire

That the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 9, 2020:

a) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road), the following actions be taken:

- i) Notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474, as amended, as defined in the staff report dated December 9, 2020 as Appendix B; and,
- ii) should no appeals be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act for consent to alter the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road) BE GIVEN subject to the following terms and conditions:

- the mortar used in the adaptive reuse colour match the existing mortar;
- a corrugated sheet metal roof material, as shown in Appendix D6, be used for the roof of the barns and their gable ends;
- the replica concrete piers faithfully replicate the details of the original concrete piers, including the colour and casting details/lines;
- within amendment(s) to this Heritage Alteration Permit, the following details be provided:
  - specifications on the proposed outer windows;
  - specification on the proposed new doors/doorways;
  - specifications on the proposed interior walls of the barns, demonstrating their reversibility, the protection of the interior clay tiles, as well as the cladding/finish of the interior walls;
  - mechanical and electrical requirements required to facilitate the adaptive reuse of the barns;
  - approval authority for subsequent amendment to this Heritage Alteration Permit required to implement the adaptive reuse of the red barns be delegated to the City Planner;
  - the Civic Administration be directed to pursue a Heritage Easement Agreement with the property owner to define the scope and extent of the interior clay tile required for preservation;
  - where possible, the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,
  - the property owner commemorate and interpret the cultural heritage value of the barns, the adaptive reuse of the barns, and the three original barns through signage;

it being noted that a verbal delegation from R. Redshaw, MHBC, with respect to this matter, was received;

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 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 iron (metal) with a painted or powder coated finish as depicted in the staff report dated December 9, 2020 as Appendix C; 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 retroactive approval for the alterations to the heritage designated property at 61 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated December 9, 2020 as Appendix C with terms and conditions that all exposed wood be painted within one year of Municipal Council's decision;
- 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 on English Street, within the Old East Heritage Conservation District, BE PERMITTED;
- f) the London Advisory Committee on Heritage 2021 membership with the Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2020, was received; and,
- g) clauses 1.1 and 1.2 and 3.1 to 3.3, inclusive, BE RECEIVED for information.

**Motion Passed**

8.3 2nd Report of the Community and Protective Services Committee

Motion made by: J. Helmer

That the 2nd Report of the Community and Protective Services Committee BE APPROVED.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 3rd Report of the Accessibility Advisory Committee

Motion made by: J. Helmer

That the following actions be taken with respect to the 3rd Report of the Accessibility Advisory Committee, from the meeting held on November 26, 2020:

- a) Jay Menard BE APPOINTED as the interim Accessibility Advisory Committee representative to the Community Diversity and Inclusion Strategy (CDIS) Leadership Table; it being noted that a permanent representative will be appointed in early 2021;
- b) Jay Menard, Chair, Accessibility Advisory Committee (ACCAC) BE GRANTED authority to draft a summary of comments from ACCAC members with respect to the City of London 2021 Budget Update for submission to the Strategic Priorities and Policy Committee; and,
- c) clauses 1.1, 2.1 to 2.3 and 5.2, BE RECEIVED.

**Motion Passed**

- 3. (2.4) Irregular Result - Request for Proposal 20-63 - Contract Award Recommendation for Homeless Prevention Resting Spaces

Motion made by: J. Helmer

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home and Manager, Purchasing and Supply, with the concurrence of the Director, Financial Services and the City Manager, the following actions be taken with respect to the staff report dated December 15, 2020 related to a Contract Award Recommendation for Homeless Prevention Resting Spaces:

- a) the Request for Proposal 20-63 BE AWARDED to the London Cares Homeless Response Service and Canadian Mental Health Association Elgin-Middlesex for a combined total funding amount of \$992,000 in 2021 to provide Resting Spaces, with an option to renew for up to two (2) additional one (1) year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability throughout the City of London and/or other funding sources; it being noted that the proposals submitted by all proponents meet the City's requirements and are in compliance with the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- c) the approval, given herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreement with the London Cares Homeless Response Service and Canadian Mental Health Association Elgin-Middlesex. (2020-S11)

**Motion Passed**

- 4. (2.5) Update on Urgent Transitional and Modular Supported Housing Development Report on July 15, 2020

Motion made by: J. Helmer

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated December



15, 2020 related to an update on urgent transitional and modular supported housing:

- a) the Civic Administration BE DIRECTED to continue advancing opportunities to develop additional properties to create up to 150 units;
- b) the financing for the modular housing development at 122 Baseline Road BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE DIRECTED to develop communication strategies to engage impacted communities including required communications from City of London, Development and Compliance Services as well as a 'Get Involved' survey for Londoners to provide feedback about affordable housing; and,
- d) the above-noted staff report BE RECEIVED. (2020-S11)

**Motion Passed**

5. (2.6) 345 Sylvan Street and Stabilization Space Update

Motion made by: J. Helmer

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated December 15, 2020 related to an update on the 345 Sylvan Street and stabilization space:

- a) the Acting Managing Director, Housing, Social Services and Dearness Home, in partnership with the Housing Development Corporation, London (HDC), BE DIRECTED to prepare the property located at 345 Sylvan Street for a zoning by-law amendment which promotes a range of uses that conform to the Official Plan up to and including demolition of the existing structure as deemed necessary;
- b) the Civic Administration BE DIRECTED to pursue Federal and Provincial funding opportunities for preparing the property located at 345 Sylvan Street that promote a range of uses that conform to the Official Plan; and,
- c) the Civic Administration BE DIRECTED to continue to pursue operational funding opportunities and secure alternate locations for the operation of stabilization spaces, as intended within the scope of the Council approved Core Area Action Plan (CAAP). (2020-S11)

**Motion Passed**

6. (2.7) Parkland Acquisition Costs Within Subdivision Plan 33M-757 (Relates to Bill No. 20)

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Parks and Recreation, on the advice of the Division Manager, Parks Planning and Operations and on the advice and with the concurrence of the Manager of Realty Services, the following actions be taken with respect to the Parkland Acquisition related to specific requirements within Subdivision Plan 33M-757, as shown on the Location Map

appended to the staff report dated December 15, 2020, further described as Blocks 131, 135, 137, 138 and 147, in the City of London, County of Middlesex, for the purpose of parkland for the Edge Valley Subdivision and to ensure that the Thames Valley Parkway can continue to be extended along the river valley edge:

- a) the cost of land acquisition, as agreed between The Corporation of the City of London and Drewlo Holdings Inc., for the City to acquire lands to be used for parkland and open space purposes for the total sum of \$712,746.10, BE ACCEPTED;
- b) the offers submitted by Drewlo Holdings Inc. (the "Vendor"), as appended to the above-noted staff report as Appendices "B", "C" and "D", to sell the subject property to the City, for the sum of \$712,746.10, BE ACCEPTED, subject to the approval of the above-noted budget;
- c) the source of financing for this acquisition, as set out in the Source of Financing Report, as appended to the above-noted staff report, BE APPROVED; and,
- d) subject to the above-noted approvals, the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021, to:
  - i) authorize and approve the Agreements, as appended to the above-noted by-law, being Purchase and Sale Agreements between The Corporation of the City of London and Drewlo Holdings Inc. for Blocks 131, 135, 137, 138 and 147 in Registered Plan 33M-757; and,
  - ii) authorize the Mayor and the City Clerk to execute the above-noted Agreements. (2020-D12)

**Motion Passed**

7. (2.2) East Lions Community Centre Construction Update

Motion made by: J. Helmer

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the Managing Director, Parks and Recreation and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the East Lions Community Centre Construction Update:

- a) the report dated December 15, 2020, with respect to the above-noted matter, BE RECEIVED;
- b) the existing contract with MacLennan Jaunkalns Miller Architects Ltd., BE INCREASED by \$426,230.00, to an upset limit of \$1,515,430.00 (excluding HST), in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report; and,
- d) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the project. (2020-R05B)

**Motion Passed**

8. (2.3) Single Source Procurement of Resting Spaces (Single Source #SS20-29) and Programs (Single Source #SS20-37) for Indigenous Individuals Experiencing Homelessness

Motion made by: J. Helmer

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, with the concurrence of the Director, Financial Services, the following actions be taken with respect to the staff report dated December 15, 2020, related to the Single Source Procurement of Resting Spaces and Programs for Indigenous Individuals Experiencing Homelessness:

- a) a contract BE AWARDED to Atlohsa Family Services, up to a maximum funding amount of \$225,000 for the period up to March 31, 2021, to provide programs for Indigenous individuals and families experiencing homelessness with an option to renew for up to two (2) additional one (1) year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability through the City of London, and/or other funding sources;
- b) a contract BE AWARDED to Atlohsa Family Services for a total funding amount of \$250,000 in 2021 to provide Resting Spaces for Indigenous individuals and families experiencing homelessness, with an option to renew for up to two (2) additional one (1) year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to these projects; and,
- d) that the approval given, herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreement with Atlohsa Family Services. (2020-S11)

**Motion Passed**

9. (4.1) Core Area Free Parking

Motion made by: J. Helmer

That the following actions be taken with respect to the communication from A. Valastro, as appended to the agenda, related to a request for delegation with respect to Core Area Free Parking:

- a) the above-noted request for delegation BE APPROVED; and,
- b) the above-noted communication and verbal delegation from A. Valastro BE RECEIVED.

**Motion Passed**

10. (4.2) Eldon House Board of Directors Membership

Motion made by: J. Helmer

That the City Clerk BE DIRECTED to bring forward to a future meeting of the Municipal Council a by-law to incorporate the proposed amendments to the Eldon House Corporation by-law, as requested by the Eldon House Corporation Board of Directors as

outlined in the communication dated November 24, 2020, from M. Donachie, Eldon House Corporation. (2020-C12)

**Motion Passed**

11. (4.3) Priorities for This Council Year Discussion

Motion made by: J. Helmer

That the communication from Councillor J. Helmer, with respect to a discussion on the priorities of the Community and Protective Services Committee (CPSC) for the current Council year, BE RECEIVED; it being noted that the CPSC held a general discussion with respect to this matter. (2020-C04)

**Motion Passed**

12. (5.1) Deferred Matters List

Motion made by: J. Helmer

That the following actions be taken with respect to the Deferred List for the Community and Protective Services Committee, as at December 7, 2020:

- a) items 1, 2, 13 and 14, on the above-noted Deferred Matters List, BE REMOVED; and,
- b) the above-noted Deferred Matters List BE RECEIVED.

**Motion Passed**

8.4 1st Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 1st Report of the Strategic Priorities and Policy Committee BE APPROVED.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (3.1) 2021 Budget

Motion made by: J. Morgan

That the following written submissions for the 2021 - 2023 Multi-Year Budget 2020 Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of its 2020 Multi-Year approval process:

a communication dated November 29, 2020 from C. Butler; and  
a communication dated November 30, 2020 from V. Lubrano III;

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

**Motion Passed**

8.5 2nd Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 2nd Report of the Strategic Priorities and Policy Committee BE APPROVED.

Motion made by: J. Morgan

That Items 1 and 2 (3.1) BE APPROVED.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

Councillor S. Turner discloses a pecuniary interest in matters associated with the funding for the Middlesex London Health Unit (MLHU), by indicating that the MLHU is his employer. Councillor S. Turner further discloses a pecuniary interest in matters associated with children's services, specifically with funding for EarlyON, by indicating that his spouse is employed by Childreach.

Councillor P. Van Meerbergen discloses a pecuniary interest in matters associated with childcare, by indicating that his spouse operates a daycare business.

Councillor J. Helmer discloses a pecuniary interest in the golf operating budget, by indicating that his father is an employee of the National Golf Course Owners Association, and the City is a member of the Association.

**Motion Passed**

2. (3.1) 2021 Budget Overview Presentation

Motion made by: J. Morgan

That it BE NOTED that the 2021 Budget Overview presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer was received.

**Motion Passed**

3. (4.1) Review of Budget Amendments (2021 to 2023 totals: rounded to the closest \$1,000)

Motion made by: J. Morgan

That the following actions be taken with respect to the 2021 Annual Budget Update:

- a) Case #1 - RBC Place London - Promissory Note Forgiveness - Operating Expenditure (\$72,000); Net Levy \$0, BE APPROVED;
- b) Case #2 - RBC Place - Revised Capital Plan - Capital Expenditure \$166,000; Net Levy \$0, BE APPROVED;
- c) Case #3 - Recycling and Composting - Repair of Material Recovery Facility Fire Suppressant System - Capital Expenditure \$800,000; Net Levy \$0, BE APPROVED;
- d) Case #4 - Children's Services - Reduction in Required Investment in 2021 due to impacts of COVID-19 - Operating Expenditure (\$1,630,000); Net Levy (\$1,630,000), BE APPROVED;
- e) Case #5 - Middlesex-London Health Unit - Increased Funding by the Ministry of Health in 2021 - Operating Expenditure (\$610,000); Net Levy (\$610,000), BE APPROVED;
- f) Case #6 - Ontario Works - Reduction in Investment in 2021 in Connection with Impacts of COVID-19 - Operating Expenditure (\$425,000); Net Levy (\$425,000), BE APPROVED;
- g) Case #7 - Corporate Services - Administrative Recoveries from Water, Wastewater and Treatment and Joint Water Boards - Operating Expenditure \$0; Net Levy (\$1,582,000), BE APPROVED;
- h) Case #8 - Other Related Financing - Reduction to Corporate Contingency Budget - Operating Expenditure (\$1,900,000); Net Levy (\$1,900,000), BE APPROVED;
- i) Case #9 - Parks and Recreation - Implementation of Strategic Objectives Related to Growing a Film Sector in London
  - i) the document entitled "London Community Ideas for Film Industry Development", as submitted by Councillors M. van Holst and P. Squire, BE REFERRED to the Civic Administration for consideration;
  - ii) Business Case #9 - Implementation of Strategic Objectives Related to Growing a Film Sector in London BE AMENDED to increase the annual funding allocation to \$300,000; and
  - iii) the above-noted amended Business Case #9 BE FURTHER AMENDED by revising the source of funding to be from the Economic Development Reserve Fund;
- j) Case #10 - Revised Implementation - 60% Waste Diversion Action Plan - Operating Expenditure (\$3,750,000); Net Levy (\$3,750,000), BE APPROVED; and,
- k) Case #4B - City of London Infrastructure Gap, BE AMENDED to have annual contributions as follows:  
2021 - 1,000,000

2022 - 1,750,000  
2023 - 2,500,000

Motion made by: J. Morgan

That Item 4.1, parts a), b), c), e), f), g), h) and k) being Cases #1, #2, #3, #5, #6, #7, #8 and #4B, BE APPROVED.

a) Case #1 - RBC Place London - Promissory Note Forgiveness - Operating Expenditure (\$72,000); Net Levy \$0, BE APPROVED;

b) Case #2 - RBC Place - Revised Capital Plan - Capital Expenditure \$166,000; Net Levy \$0, BE APPROVED;

c) Case #3 - Recycling and Composting - Repair of Material Recovery Facility Fire Suppressant System - Capital Expenditure \$800,000; Net Levy \$0, BE APPROVED;

e) Case #5 - Middlesex-London Health Unit - Increased Funding by the Ministry of Health in 2021 - Operating Expenditure (\$610,000); Net Levy (\$610,000), BE APPROVED;

f) Case #6 - Ontario Works - Reduction in Investment in 2021 in Connection with Impacts of COVID-19 - Operating Expenditure (\$425,000); Net Levy (\$425,000), BE APPROVED;

g) Case #7 - Corporate Services - Administrative Recoveries from Water, Wastewater and Treatment and Joint Water Boards - Operating Expenditure \$0; Net Levy (\$1,582,000), BE APPROVED;

h) Case #8 - Other Related Financing - Reduction to Corporate Contingency Budget - Operating Expenditure (\$1,900,000); Net Levy (\$1,900,000), BE APPROVED;

k) Case #4B - City of London Infrastructure Gap, BE AMENDED to have annual contributions as follows:

2021 - 1,000,000  
2022 - 1,750,000  
2023 - 2,500,000

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. Peloza, A. Kayabaga, and S. Hillier

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

Motion made by: J. Morgan

That Item 4.1, part d), Case #4 BE APPROVED.

d) Case #4 - Children's Services - Reduction in Required Investment in 2021 due to impacts of COVID-19 - Operating Expenditure (\$1,630,000); Net Levy (\$1,630,000), BE APPROVED;

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

Nays: (1): J. Helmer

Recuse: (1): P. Van Meerbergen

Absent: (1): S. Turner

**Motion Passed (12 to 1)**

Motion made by: J. Morgan

That Item 4.1, part i), Case #9 BE APPROVED.

i) Case #9 - Parks and Recreation - Implementation of Strategic Objectives Related to Growing a Film Sector in London

i) the document entitled "London Community Ideas for Film Industry Development", as submitted by Councillors M. van Holst and P. Squire, BE REFFERED to the Civic Administration for consideration;

ii) Business Case #9 - Implementation of Strategic Objectives Related to Growing a Film Sector in London BE AMENDED to increase the annual funding allocation to \$300,000; and

iii) the above-noted amended Business Case #9 BE FURTHER AMENDED by revising the source of funding to be from the Economic Development Reserve Fund;

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

Nays: (1): A. Hopkins

Absent: (1): S. Turner

**Motion Passed (13 to 1)**

At 5:07 PM, Councillor S. Turner enters the meeting.

Motion made by: J. Morgan

That Item 4.1 part j), Case #10, BE APPROVED.

j) Case #10 - Revised Implementation - 60% Waste Diversion Action Plan - Operating Expenditure (\$3,750,000); Net Levy (\$3,750,000), BE APPROVED; and,

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

**Motion Passed (15 to 0)**

Motion made by: M. van Holst

Seconded by: P. Van Meerbergen

That clause 4.1, part j), Case #10, BE AMENDED by adding the following:

"and that staff BE DIRECTED to include mixed waste technologies in both the public engagement and the procurement processes for the 60% waste diversion action plan".

Pursuant to section 11.6 of the Council Procedure By-law, with the permission of Council, the motion was withdrawn at the joint request of the mover and seconder.

4. (4.2) Reserves and Reserve Funds Overview



Motion made by: J. Morgan

That items 4 (4.2), 5 (4.3) and 6 (4.4) BE APPROVED.

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

**Motion Passed (15 to 0)**

Motion made by: J. Morgan

(4.2) Reserve and Reserve Funds Overview

That the Reserves and Reserve Funds Overview BE RECEIVED; it being noted projections are subject to annual review and adjustment.

**Motion Passed**

5. (4.3) Debt Overview

Motion made by: J. Morgan

That the Debt Overview BE RECEIVED for information.

**Motion Passed**

6. (4.4) Reconciliation of the Tabled Budget to Public Sector Accounting Board Budget

Motion made by: J. Morgan

That the reconciliation of the tabled budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

**Motion Passed**

7. (4.5) Operating Budget

Motion made by: J. Morgan

That in accordance with section 291(4)(c) of the Municipal Act, 2001, as amended, the following actions be taken with respect to the operating budget (Appendix A):

- a) Middlesex-London Health Unit
  - i) the revised 2021 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$6,095,059 and net amount of \$6,095,059;
  - ii) the revised 2022 to 2023 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$13,409,130 and net amount of \$13,409,130.
- b) Golf
  - i) the revised 2021 budget for Golf BE APPROVED in the gross amount of \$3,695,630 and net amount of \$40,255;

- ii) the revised 2022 to 2023 budget for Golf BE APPROVED in the gross amount of \$7,528,799 and net amount of \$132,626.
- c) Children's Services
  - i) the revised 2021 budget for Children's Services BE APPROVED in the gross amount of \$60,972,901 and net amount of \$9,902,857;
  - ii) the revised 2022 to 2023 budget for Children's Services BE APPROVED in the gross amount of \$123,574,350 and net amount of \$20,073,508.
- d) All Other Areas
  - i) the revised 2021 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the net amount of \$657,542,662 after recognizing \$8,852,749 of increased taxation from assessment growth; and 2021 gross expenditures equal to \$968,398,612;
  - ii) the revised 2022 to 2023 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the gross amount of \$2,015,476,425 and net amount of \$1,389,138,809;
- e) Total Budget
  - i) it being noted that the revised total 2021 tax levy is the net amount of \$673,580,833 after recognizing \$8,852,749 of increased taxation from assessment growth; and total 2021 gross expenditures equal to \$1,039,162,202; and,
  - ii) it being noted that the revised total 2022 to 2023 forecasted tax levy is equal to the gross amount of \$2,159,988,704 and net amount of \$1,422,754,073.

Motion made by: J. Morgan

That Item 4.5, part a), BE APPROVED.

That in accordance with section 291(4)(c) of the Municipal Act, 2001, as amended, the following actions be taken with respect to the operating budget (Appendix A):

- a) Middlesex-London Health Unit
  - i) the revised 2021 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$6,095,059 and net amount of \$6,095,059;
  - ii) the revised 2022 to 2023 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$13,409,130 and net amount of \$13,409,130.

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)**

Motion made by: J. Morgan

That Item 4.5, part b), BE APPROVED:

- b) Golf
  - i) the revised 2021 budget for Golf BE APPROVED in the gross amount of \$3,695,630 and net amount of \$40,255;
  - ii) the revised 2022 to 2023 budget for Golf BE APPROVED in the gross amount of \$7,528,799 and net amount of \$132,626.

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

Nays: (1): A. Kayabaga

Recuse: (1): J. Helmer

**Motion Passed (13 to 1)**

Motion made by: J. Morgan

That Item 4.5, part c), BE APPROVED.

c) Children's Services

i) the revised 2021 budget for Children's Services BE APPROVED in the gross amount of \$60,972,901 and net amount of \$9,902,857;

ii) the revised 2022 to 2023 budget for Children's Services BE APPROVED in the gross amount of \$123,574,350 and net amount of \$20,073,508.

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

Recuse: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

Motion made by: J. Morgan

That Item 4.5, parts d) and e), BE APPROVED.

d) All Other Areas

i) the revised 2021 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the net amount of \$657,542,662 after recognizing \$8,852,749 of increased taxation from assessment growth; and 2021 gross expenditures equal to \$968,398,612;

ii) the revised 2022 to 2023 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the gross amount of \$2,015,476,425 and net amount of \$1,389,138,809;

e) Total Budget

i) it being noted that the revised total 2021 tax levy is the net amount of \$673,580,833 after recognizing \$8,852,749 of increased taxation from assessment growth; and total 2021 gross expenditures equal to \$1,039,162,202; and,

ii) it being noted that the revised total 2022 to 2023 forecasted tax levy is equal to the gross amount of \$2,159,988,704 and net amount of \$1,422,754,073.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

8. (4.6) Capital Budget

Motion made by: J. Morgan

That, in accordance with section 291(4)(c) of the Municipal Act 2001, as amended, the following actions be taken with respect to the capital budget (Appendix B), it being noted the 2021, 2022 and 2023 budget figures reflect the exclusion of the Master Accommodation Plan as approved via the “Master Accommodation Plan Update and Procurement Process” report (SPPC, Nov 17, 2020, Agenda Item 2.1) approved at the Council meeting on November 24, 2020:

a) the amended 2021 capital budget BE READOPTED in the amount of \$228,419,000.

b) the amended 2022 capital budget BE READOPTED in the amount of \$290,668,000.

c) the amended 2023 capital budget BE READOPTED in the amount of \$392,039,000.

d) the amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$1,546,794,000.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

9. (4.7) By-laws regarding Tax Levy, Operating and Capital Budgets

Motion made by: J. Morgan

That Items 9 (4.7), 10 (4.8), 11 (4.9), 12(4.10), 13 (5.1) and 14 (5.2) BE APPROVED.

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

**Motion Passed (15 to 0)**

Motion made by: J. Morgan

(4.7) By-law regarding Tax Levy, Operating and Capital Budgets

That the Civic Administration BE DIRECTED to bring forward any necessary by-laws regarding tax levy, the operating and capital budgets for introduction at Municipal Council.

**Motion Passed**

10. (4.8) Water and Wastewater and Treatment Services

Motion made by: J. Morgan

That in accordance with section 291(4)(c) of the *Municipal Act, 2001*, as amended, the following actions be taken with respect to the 2021 to 2023 operating budgets and 2021 to 2023 capital budgets and associated forecasts for Water and Wastewater and Treatment Services:

a) the 2021 to 2023 operating budget for Water Services BE READOPTED in the amount of \$271,713,000;

b) the 2021 to 2023 capital budget for Water Services BE READOPTED in the amount of \$157,289,000;

c) the 2024 to 2029 capital forecast for Water Services BE APPROVED in principle in the amount of \$278,507,000;

it being noted that all rates and charges related to the provision of Water Services were increased by 2.5% effective January 1, 2020, as approved by Council on November 26, 2019, and will be increased 2.5% effective January 1 each year for 2021 to 2023 as approved by Council on October 27, 2020;

d) the 2021 to 2023 operating budget for Wastewater and Treatment Services BE READOPTED in the amount of \$341,149,000;

e) the 2021 to 2023 capital budget for Wastewater and Treatment Services BE READOPTED in the amount of \$280,300,000; and

f) the 2024 to 2029 capital forecast for Wastewater and Treatment Services BE APPROVED in principle in the amount of \$599,818,000;

it being noted that all rates and charges relating to the provision of Wastewater and Treatment Services were increased by 2.5% effective January 1, 2020, as approved by Council on November 26, 2019, and will be increased 2.5% effective January 1, 2021, 2.7% effective July 1, 2021, and 2.5% effective January 1 each year for 2022 and 2023 as approved by Council on October 27, 2020.

**Motion Passed**

11. (4.9) Water and Wastewater and Treatment Reserves and Reserve Funds

Motion made by: J. Morgan

That the following 2020 to 2023 Multi-Year Budget overviews BE RECEIVED for information:

a) Reserves/Reserve Funds Overview - Water; and,

b) Reserves/Reserve Funds Overview - Wastewater and Treatment.

**Motion Passed**

12. (4.10) Reconciliation of the Tabled Water Budgets to Public Sector Accounting Board Budget

Motion made by: J. Morgan

That the reconciliation of the tabled budgets to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

**Motion Passed**

13. (5.1) Additional Budget Submissions

Motion made by: J. Morgan

That the following communications BE RECEIVED with respect to the 2021 Budget update:

a communication dated December 7, 2020 from the Accessibility Advisory Committee;  
a communication dated December 6, 2020 from Shawna Lewkowitz, President, Urban League of London;  
a communication dated December 7, 2020 from Kirk Jarrett, Animal Coordinator and Film Service Provider;  
a communication dated December 7, 2020 from Joan Martin; and  
a communication dated December 8, 2020 from Dan Axford.

**Motion Passed**

14. (5.2) Update Re: London Police Service

Motion made by: J. Morgan

Following up on Municipal Council's resolution on 16 June 2020, The London Police Services Board BE REQUESTED to update Municipal Council on how it has responded and is responding to the issues raised during the Black Lives Matter protest; it being noted that London Police Services Board reduced its multi-year budget request in 2019 by a total of \$1,362,960 over the four year period and supported the deferral of three additional 2020 assessment growth positions to 2021, the funding for which was re-allocated by Municipal Council to homelessness prevention in June 2020.

**Motion Passed**

8.6 3rd Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 3rd Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding Items 3 (2.3), 4 (2.1), 7 (4.1) and 9 (5.1).

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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

Councillor S. Turner discloses a pecuniary interest in item 2.1 having to do with the Mandatory Face Coverings By-law Status

Update, by indicating that he is an employee of the Middlesex London Health Unit.

**Motion Passed**

2. (2.2) COVID-19 - City of London Services Update (Winter)

Motion made by: J. Morgan

That, on the recommendation of the City Manager, the report dated December 16, 2020 entitled "Covid-19 – City of London Services Update (Winter)", BE RECEIVED for information.

**Motion Passed**

5. (3.1) London Coordinating Committee to End Women Abuse

Motion made by: J. Morgan

That it BE NOTED that the Strategic Priorities and Policy Committee heard a verbal presentation from Megan Walker, Jessie Rodger and Dani Bartlett, Coordinating Committee to End Women Abuse with respect to proposed pillars to creating a safe London for women and girls.

**Motion Passed**

6. (3.2) London and Middlesex Community Housing

Motion made by: J. Morgan

That the following actions be taken with respect to the governance review of London & Middlesex Community Housing (LMCH):

a) the recommendations of the LMCH Board, as outlined in their presentation and report dated December 16, 2020, BE ENDORSED;

b) the Civic Administration BE DIRECTED to bring forward the necessary documentation to action the above-noted recommendations at a future meeting of the Shareholder.

**Motion Passed**

8. (4.2) Diversity, Race Relations and Inclusivity Award Nominations

Motion made by: J. Morgan

That the following actions be taken with respect to the 2020 Diversity, Race Relations and Inclusivity Award:

a) Immploy BE AWARDED the 2020 Diversity, Race Relations and Inclusivity Award, in the Social/Community Services (including Not-for-Profits) (49 or fewer employees/members);

b) Guru Nanak Mission Society, London, ON BE AWARDED the

2020 Diversity, Race Relations and Inclusivity Award, in the Youth/Young Adult Groups or Organizations (<26 years of age); and,

c) Melanated View (Open Tabs) BE AWARDED the 2020 Diversity, Race Relations and Inclusivity Award, in the Small Business/Labour (49 or fewer employees/members).

**Motion Passed**

3. (2.3) London Community Recovery Network - Immediate Ideas for Action to Support London's COVID-19 Community Recovery

Motion made by: J. Morgan

That, on the recommendation of the City Manager, the following actions be taken with respect to the London Community Recovery Network:

a) the report dated December 16, 2020 from the London Community Recovery Network (appended as Appendix A) with ideas for action to support London's recovery from COVID-19 BE RECEIVED for information;

b) the recommended short term ideas for action to support London's COVID-19 community recovery, as submitted by the London Community Recovery Network (the Network) BE RECEIVED;

c) the Civic Administration BE DIRECTED to determine implementation plans for ideas in Table 2, excluding those included in Table 1, and return to the appropriate standing committee for approval in early 2021, noting that with the report to Strategic Priorities and Policy Committee on September 20, 2020 (2020 Mid-Year Operating Budget Monitoring Report & COVID-19 Financial Impacts), Council authorized \$5 million to be contributed to the Economic Development Reserve Fund to support social and economic recovery measures; and,

d) the report dated December 16, 2020, entitled "London Community Recovery Network - Immediate Ideas for Action to Support London's COVID-19 Community Recovery" BE RECEIVED.

**Amendment:**

Motion made by: J. Helmer

Seconded by: S. Hillier

That Item 2.3 BE AMENDED by adding the following new part e):

"e) the following actions be taken with respect to the Community Improvement Plan loans:

i) 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, with repayments resuming in October 2021 unless advised otherwise; and,

ii) the Civic Administration BE AUTHORIZED to further extend the deferral period for the loan payments on the interest-free loan to the London Community Players until October 2021; it being



noted that the October loan repayments will be cashed as planned, unless advised otherwise;"

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

**Motion Passed (15 to 0)**

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

That Item 2.3, as amended, BE APPROVED.

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

**Motion Passed (15 to 0)**

Item 2.3 as amended, reads as follows:

"That, on the recommendation of the City Manager, the following actions be taken with respect to the London Community Recovery Network:

- a) the report dated December 16, 2020 from the London Community Recovery Network (appended as Appendix A) with ideas for action to support London's recovery from COVID-19 BE RECEIVED for information
- b) the recommended short term ideas for action to support London's COVID-19 community recovery, as submitted by the London Community Recovery Network (the Network) BE RECEIVED;
- c) the Civic Administration BE DIRECTED to determine implementation plans for ideas in Table 2, excluding those included in Table 1, and return to the appropriate standing committee for approval in early 2021, noting that with the report to Strategic Priorities and Policy Committee on September 20, 2020 (2020 Mid-Year Operating Budget Monitoring Report & COVID-19 Financial Impacts), Council authorized \$5 million to be contributed to the Economic Development Reserve Fund to support social and economic recovery measures;
- d) the report dated December 16, 2020 entitled "London Community Recovery Network - Immediate Ideas for Action to Support London's COVID-19 Community Recovery", BE RECEIVED; and,
- e) the following actions be taken with respect to the Community Improvement Plan loans:
  - i) 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, with repayments resuming in October 2021 unless advised otherwise; and,

ii) the Civic Administration BE AUTHORIZED to further extend the deferral period for the loan payments on the interest-free loan to the London Community Players until October 2021; it being noted that the October loan repayments will be cashed as planned, unless advised otherwise.”

4. (2.1) Mandatory Face Coverings By-law Status Update

Motion made by: J. Morgan

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, and with the concurrence of the Medical Officer of Health, Middlesex London, and the City Manager;

a) the staff report dated December 16, 2020 BE RECEIVED for information purposes; and

b) the by-law PH-20 BE RESCINDED at the Municipal Council meeting to be held on January 12, 2021;

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

a communication dated December 13, 2020, and the attached presentation from Andrew Lee;

a communication dated December 13, 2020 from Vaughan Sansom;

a communication dated December 14, 2020 from Sylvia Bennewies; and

a communication dated December 14, 2020 from Kristen Nagle.

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. Peloza, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

7. (4.1) Governance Functional Review - Housing Development Corporation, London (HDC)

Motion made by: J. Morgan

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the Managing Director, Corporate Services and the City Treasurer, Chief Financial Officer and with the concurrence of the City Manager, that the following actions be taken with respect to the proposed restructuring of the Housing Development Corporation, London (HDC), next steps and timelines:

a) the report dated December 16, 2020 titled “Governance Functional Review – Housing Development Corporation, London (HDC), BE RECEIVED;

b) the Acting Managing Director Housing, Social Services and Dearness Home BE AUTHORIZED to implement recommendations contained in the report noted in a) above;

c) the Civic Administration BE DIRECTED to bring forward the necessary by-laws and documentation to dissolve Housing Development Corporation, London (HDC) and to integrate the affordable housing portfolio into the Corporation of City of London’s

Corporate Structure with an implementation timeline of Q2 2021;  
and,

d) the Civic Administration BE DIRECTED to undertake all other actions required to support the effective implementation c) above, within the timelines set out in the report noted in a) above.

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

Nays: (1): S. Turner

**Motion Passed (14 to 1)**

9. (5.1) Protocol London Police Services Business Plan Timelines

Motion made by: J. Morgan

That the communication dated November 17, 2020 from Dr. J. Sukhera, Chair, London Police Services Board and S. Williams, Chief of Police, BE RECEIVED and the protocol therein 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)**

**10. Deferred Matters**

None.

**11. Enquiries**

Councillor A. Hopkins enquired if the Civic Administration could reach out to representatives of Boler Mountain to provide guidance with respect to a safe reopening of Boler Mountain, in accordance with Provincial and Public Health regulations and guidelines, when the Province permits the reopening to occur. The City Manager responded that the Civic Administration would contact Boler Mountain when the Province allows the reopening of the facility.

**12. Emergent Motions**

None.

**13. By-laws**

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

That introduction and First Reading of Bill No.'s 19 to 32, inclusive, and Bill No. 34 BE APPROVED.

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

**Motion Passed (15 to 0)**

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

That Second Reading of Bill No.'s 19 to 32, inclusive, and Bill No. 34 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: E. Pelozza  
Seconded by: M. Cassidy

That Third Reading of Bill No.'s 19 to 32, inclusive, and Bill No. 34 BE APPROVED.

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

**Motion Passed (15 to 0)**

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

That Introduction and First Reading of Bill No. 33 BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

That Second Reading of Bill No 33 BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

That Third Reading and Enactment of Bill No. 33 BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**4. Council, In Closed Session**

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

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. (6.1/1/CSC)

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

A matter pertaining to advice that is subject to solicitor-client privilege; including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation; 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 or local board. (6.2/1/CSC)

**Motion Passed**

The Council convenes, In Closed Session, from at 5:49 PM, Mayor E. Holder in the Chair and all Members participating..

At 6:06 PM, Councillor M. Salih leaves the meeting.

At 6:07 PM, Council resumes in public session, with Mayor E. Holder in the Chair and all Members participating, except Councillor M. Salih.

**9. Added Reports**

**9.1 2nd Report of Council in Closed Session**

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the City-owned industrial land located in Innovation Park, Phase III, containing an area of approximately 8.5 acres, subject to survey, located on the south side of Discovery Drive, legally described as Part of Block 2, Plan 33M-627, being Part of PIN 08197-0209 (LT), as outlined on the sketch attached hereto as Appendix "A", the Agreement of Purchase and Sale (the "Agreement"), attached as Appendix "B", submitted by 2747327 Ontario Inc. (the "Purchaser") to purchase 8.5 acres of the subject property from the City, at a purchase price of \$595,000.00, reflecting a sale price of \$70,000.00 per acre BE ACCEPTED, subject to the following conditions:

- a) the Purchaser be allowed ninety (90) days from the date of acceptance of this agreement to examine title, at the Purchaser's own expense;

- b) the Purchaser be allowed ninety (90) days from the date of acceptance of this agreement to carry out soil tests as it might reasonably require;
- c) the Purchaser be allowed ninety (90) days from the date of acceptance of this agreement to conduct environmental inspections and investigations of the property;
- d) the Purchaser satisfying itself, within ninety (90) days from the acceptance of the geotechnical condition of the property;
- e) the Purchaser satisfying itself, within (90) days from the date of acceptance, of the financial feasibility of the intended use;
- f) the City agreeing to prepare and deposit on title, on or before closing, at its expense, a reference plan describing the property;
- g) the City having ninety (90) days from the date of acceptance of this agreement to terminate the existing Farm Lease Agreement with the farm tenant; and
- h) the City having ninety (90) days from the date of acceptance, to obtain approval of the proposed use from Dr. Oetker.

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

Motion made by: M. Cassidy  
 Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 18 and Added Bill No. 35  
 BE APPROVED.

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

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

That Second Reading of Bill No. 18 and Added Bill No. 35 BE  
 APPROVED.

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of Bill No.18 and Added Bill No. 35 BE APPROVED.

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

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

Bill	By-law
Bill No. 18	By-law No. A.-8046-14 – A by-law to confirm the proceedings of the Council Meeting held on the 12th day of January 2021. (City Clerk)
Bill No. 19	By-law No. A.-8047-15 – A by-law to approve an Amending Agreement between the Bank of Nova Scotia and The Corporation of the City of London. (2.2/1/CSC)
Bill No. 20	By-law No. A.-8048-16 – A by-law to authorize and approve Purchase and Sale Agreements between The Corporation of the City of London (the “City”) and Drewlo Holdings Inc., to sell to the City Blocks 131, 135, 137, 138 and 147 in Registered Plan 33M-757, and to authorize the, Mayor and the City Clerk to execute the Agreements. (2.7d/2/CPSC)
Bill No. 21	By-law No. S.-6090-17 – A by-law to assume certain works and services in the City of London. (Jubilee Subdivision; Plan 33M-723) (City Engineer)
Bill No. 22	By-law No. S.-6091-18 – A by-law to assume certain works and services in the City of London. (Powell Farms Phase 4; Plan 33M-724) (City Engineer)
Bill No. 23	By-law No. S.-6092-19 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (for unobstructed legal access throughout their respective abutting Subdivisions) (Chief Surveyor)
Bill No. 24	By-law No. S.-6093-20 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Windermere Road, east of Richmond Street). (Chief Surveyor – for road widening purposes on Windermere Road registered as Instrument No. ER1327375, pursuant to Site Plan SPA19-098 and in accordance with Zoning By-law Z.-1)

Bill No. 25	By-law No. S.-6094-21 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Riverside Drive, between Hyde Park Road and Hazel Avenue) (Chief Surveyor - for road widening purposes on Riverside Drive registered as Instrument No's. ER1325276 and ER1325277, pursuant to Site Plan SPA19-087 and Consent B.039/19 and in accordance with Zoning By-law Z.-1)
Bill No. 26	By-law No. S.-6095-22 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Fanshawe Park Road West, west of Richmond Street; and as widening to Richmond Street, north of Fanshawe Park Road West) (Chief Surveyor - for road widening purposes on Richmond Street and Fanshawe Park Road West registered as Instrument No. ER1318362, pursuant to Site Plan SPA20-036 in accordance with Zoning By-law Z.-1)
Bill No. 27	By-law No. S.-6096-23 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Aldersbrook Gate, north of Fanshawe Park Road West) (Chief Surveyor - for road widening purposes on Aldersbrook Gate, registered as Instrument No. ER1325503, pursuant to Consent B.053/19 and in accordance with Zoning By-law Z.-1)
Bill No. 28	By-law No. S.-6097-24 – A by-law to permit J. A. Miles and M. J. Miles to maintain and use a boulevard parking area upon the road allowance for 419 William Street, City of London. (City Clerk)
Bill No. 29	By-law No. Z.-1-212897 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3087 White Oak Road. (2.3/1/PEC)
Bill No. 30	By-law No. Z.-1-212898 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of the lands located at 1093 Westdel Bourne. (2.4/1/PEC)
Bill No. 31	By-law No. Z.-1-212899 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 260 Sarnia Road. (3.2/1/PEC)
Bill No. 32	By-law No. Z.-1-212900 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 660 Sunningdale Road East. (3.3/1/PEC)
Bill No. 33	By-law No. A.-8049-25 – A by-law respecting the 2020 – 2023 Multi-Year Tax Supported Operating and Capital Budget for The Corporation of the City of London. (4.7/2/SPPC)



Bill No. 34	By-law No. A.-8050-26 – A by-law to repeal By-law No. PH-20 being “A by-law to temporarily require the use of face coverings within enclosed publicly-accessible spaces in the City of London” (2.1/2/SPPC)
Bill No. 35	(ADDED) By-law No. A.-8051-27 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 2747327 Ontario Inc., for the purchase of City owned industrial land, located on the south side of Discovery Drive, legally described as being Part of Block 2, Plan 33M-627, being Part of PIN 08197-0209 (LT), containing approximately 8.5 acres (subject to final survey), and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/1/CSC)

**14. Adjournment**

Motion made by: P. Van Meerbergen

Seconded by: A. Hopkins

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourns at 6:16 PM.

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Ed Holder, Mayor

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Catharine Saunders, City Clerk



## Council Minutes

The 1st Meeting of City Council  
December 8, 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. Pelozo, A. Kayabaga, S. Hillier

Also Present: M. Ribera, C. Saunders, M. Schulthess, B. Westlake-Power  
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, G. Belch, B. Card, C. Cooper, S. Corman, K. Dickins, M. Goldrup, G. Kotsifas, D. O'Brien, K. Scherr, C. Smith, S. Stafford, S. Tatavarti, B. Warner.

The meeting was called to order at 4:02 PM, with Deputy Mayor Morgan in the Chair and all Members participating, except Mayor E. Holder; it being noted that the following Members attended the meeting remotely: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga and S. Hillier.

### 1. Disclosures of Pecuniary Interest

None.

### 2. Recognitions

None.

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

None.

Motion made by: S. Lewis

Seconded by: M. Cassidy

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. 1, being a by-law to confirm the proceedings of the Council Meeting held on the 8th Day of December, 2020, which will be considered, prior to Stage 14 – Adjournment; and

b) Stage 9 – Added Reports –Item 9.1 - 1st Report of Council, In Closed Session be considered after Stage 4 – Council, In Closed Session.

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. Pelozo, A. Kayabaga, and S. Hillier

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

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

Motion made by: A. Hopkins

Seconded by: S. Hillier

That the Minutes of the 21st Meeting held on November 24, 2020, 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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

**6. Communications and Petitions**

Motion made by: S. Lehman

Seconded by: E. Pelozza

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

6.1 Protected Major Transit Station Areas

1. C. O'Brien, Drewlo Holdings Inc.;

6.2 Implementing Additional Residential Units Requirements of the Planning Act (Bill 108)

1. P. Williamson;

6.3 City of London 2020-2021 Winter Response Program for Unsheltered Individuals

1. A. Oudshoorn; and

6.4 Taxation of Properties Owned by London Middlesex Community Housing Inc

1. Councillor J. Helmer

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

Absent: (1): Mayor E. Holder

**Motion Passed (14 to 0)**

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

None.

At 4:15 PM, Councillor S. Turner leaves the meeting.

## 8. Reports

### 8.1 19th Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 19th Report of the Planning and Environment Committee BE APPROVED, excluding Item 8 (3.3).

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

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

**Motion Passed (13 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) ReThink Zoning Update

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "ReThink Zoning Update" BE RECEIVED for information.

**Motion Passed**

#### 3. (2.2) London Plan Monitoring Report

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "London Plan Monitoring" BE RECEIVED for information.

**Motion Passed**

#### 4. (2.3) Bill 108 and Regulations, Amendments to the Ontario Heritage Act - Process and Implications

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications:

- a) the staff report dated November 30, 2020 entitled "Bill 108 and Regulations, Amendments to the *Ontario Heritage Act* – Process Implications", and the comments appended to the staff report dated November 30, 2020 as Appendix "A" on the Proposed Regulation under the Ontario Heritage Act (Bill 108) BE RECEIVED for information; it being noted that the staff report will be forwarded to

the London Advisory Committee on Heritage for their information; it being further noted that the comments noted above have been submitted to the Environmental Registry of Ontario; and,

b) the Civic Administration BE DIRECTED to take the necessary steps in anticipation of the proclamation of amendments to the *Ontario Heritage Act* in Bill 108, including, but not limited to, preparing terms of reference for Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and complete application requirements.

**Motion Passed**

5. (2.4) London Plan - Appeals and LPAT Hearing Update

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated November 30, 2020 entitled "London Plan - Appeals and LPAT Hearing Update" BE RECEIVED for information.

**Motion Passed**

6. (3.1) Application - 1284 and 1388 Sunningdale Road West - Application for Zoning By-law Amendment - Request for Revisions to the Draft Plan of Subdivisions 39T-04510 (Z-9216) (Relates to Bill No. 14)

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 Auburn Developments Ltd., relating to portions of the lands located at 1284 and 1388 Sunningdale Road West:

a) the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71\*h-95\*h-109\*R6-3/NF1) Zone TO a Holding Residential R1/R5/R6 (h-71\*h-95\*h-109\*R1-3/R5-7/R6-3) Zone; FROM an Open Space (OS1) Zone TO a Holding Residential R1 (h\*h100\*R1-5) Zone; FROM a Holding Residential R1 Special Provision (h\*h-100\*R1-3(8)) Zone TO a Holding Residential R1/R4 Special Provision (h\*h-100\*R1-3(8)/R4-6(\*)) Zone; FROM a Holding Residential R6 (h\*h-54\*h-71\*h-95\*h-100\*R6-5) Zone TO a Holding Residential R1/R4/R6 (h\*h-54\*h-71\*h-95\*h-100\*R1-1/R4-6(\*)/R6-5) Zone; and FROM a Holding Residential R6/R7/R8 (h\*h-54\*h-71\*h-95\*h-100\*R6-5/R7\*h15\*D75/R8\*H15\*D75) TO a Holding Residential R4/R6/R7/R8 Special Provision (h\*h-54\*h-71\*h-95\*h-100\*R4-6(\*)/R6-5/R7\*h15\*D75/R8\*H15\*D75) Zone;

b) the Civic Administration BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Auburn Developments Ltd., prepared by Stantec Consulting Ltd. (Drawing No. 1, Project No. 161403100 dated April 30, 2020), which shows the extension of Shields Place, removal of the Walkway Block

(previously block 41), Park Block (previously Block 40) and property realignment between blocks 19 and 20 (previously blocks 20, 21) and property realignment between blocks 15 and 16 SUBJECT TO the conditions contained in Appendix 'A-2' appended to the staff report dated November 30, 2020; and,

c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Kent Subdivision, as submitted by Auburn Development Limited relating to the relocation of the parkland;

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

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

- the recommended zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited the policies of the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood.

### **Motion Passed**

7. (3.2) Application - 1761 Wonderland Road North (OZ-9178)  
(Relates to Bill No.'s 3, 5 and 15)

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 1830145 Ontario Limited, relating to the property located at 1761 Wonderland Road North:

a) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 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 permit a mixed-use commercial/residential apartment building within the Neighbourhood Commercial Node designation having a maximum residential density of 226 units/ha;

b) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend The London Plan to ADD a new policy to the Specific Policies for the Shopping Area Place Type to permit a mixed-use commercial/residential apartment building having a maximum height of 63 metres, 17 storeys, exclusive of the mechanical penthouse, and by ADDING the subject lands to Map 7 - Specific Area Policies – of The London Plan;

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

c) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in parts a) and b) above), to change the zoning of the subject property FROM a holding Neighbourhood Shopping Area Special Provision (h-17•h-103•NSA5(5)) Zone TO a holding Neighbourhood Shopping Area Special Provision Bonus (h-17•h-103•NSA5(5)/NSA3\*B( )) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use commercial/ residential apartment building with a maximum density of 226 units per hectare and a maximum height of 63 metres (17-storeys) which substantially implements the Site Plan and Elevations appended to the staff report dated November 30, 2020 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

i) Provision of Affordable Housing including:

A) a total of twelve (12) one-bedroom units, including a maximum of two (2) accessible one-bedroom units, established by agreement not exceeding 85% of the CMHC Average Market Rent (AMR) for a duration for affordability set at 50 years from initial occupancy;

ii) a high quality development which substantially implements the site plan and elevations in Schedule "1" appended to the staff report dated November 30, 2020 to the amending by-law:

#### Building Design

A) high quality architectural design (building/landscaping) including a common design theme for residential and commercial elements; and provision of structure parking facilities and screening for surface parking areas;

#### Underground Parking

A) underground Parking Structure parking provided to reduce surface parking areas (a minimum of 189 subsurface spaces provided);

#### Outdoor Amenity and Landscaping

A) common outdoor amenity area to be provided in the northeast quadrant of the site; and rooftop terraces above the 4th, 16th and 17th floors;

B) landscape enhancements beyond City design standards, including theme lighting and public seating at strategic locations;

C) large caliper boulevard trees planted with a minimum 100m caliper and a minimum distance of 10m between tree planting for the extent of the Wonderland Road North frontage; and,

D) landscape plans for common outdoor amenity areas to incorporate hard landscape elements and drought resistant landscaping to reduce water consumption;

#### Sustainability

A) four electric vehicle charging stations within the publically accessible surface parking area, as well as 16 charging stations within the parking garage; and,

B) dedicated areas for bicycle parking along the Wonderland

Road North frontage (with convenient access to building entrances). Secure bicycle storage within the structured parking facility. Walkway connections from the tower podium and surface parking filed to provide connectivity to Wonderland Road North bike lanes;

iii) Public Transit

A) the financial contribution of funding towards construction of transit shelters in close proximity to Wonderland Road North/Fanshawe Park Road West intersection in the amount of \$10,000 to promote bus ridership;

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, 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 Provincial Policy Statement directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in force policies of the 1989 Official Plan;
- the recommended amendment conforms with the in force policies of The London Plan, including but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies;
- the revised proposal for a mixed-use development with 1,200m<sup>2</sup> of commercial (double the amount of the original proposal) and 228 residential units is consistent with the planned function of the commercial node and the planned commercial function intended by policy;
- the proposed density and height of the residential component within this proposed commercial development meets the criteria for specific area policies in both the 1989 Official Plan and The London Plan;
- the recommended amendment facilitates the development of 12 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.

**Motion Passed**



9. (3.4) Application - 820 Cabell Street (Z-9196) (Relates to Bill No. 16)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning & City Planner, based on the application by Bruce Sworik (1625993 Ontario Limited), relating to the property located at 820 Cabell Street, the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Light Industrial (LI1) Zone TO a Light Industrial Special Provision (LI2( )) Zone to permit the existing marijuana growing and processing facility and to allow up a maximum of 400 square metres of ancillary retail uses within the existing building;

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 requested change from an LI1 to an LI2 Zone is consistent with the Provincial Policy Statement which encourages retention and re-use of older industrial uses by providing for a broader range of low impact industrial uses in close proximity to an existing residential area. The recommended zone also conforms with the Light Industrial Place Type of the London Plan and the Light Industrial designation in the 1989 Official Plan; and,
- the increase in the permitted floor area for ancillary retail uses is also consistent with the PPS, and conforms with the London Plan and the 1989 Official Plan. Policies in each of these documents prioritize the protection of industrial areas, and the recommended zoning will support industrial uses by permitting retail sales related to those permitted uses.

**Motion Passed**

10. (3.5) Implementing Additional Residential Units Requirements of the Planning Act (Bill 108) (OZ-9176) (Relates to Bill No.'s 4, 7 and 17)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Official Plan and Zoning By-law review relating to additional residential units:

- a) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend the London Plan to add new policies to permit additional residential units in any single detached, semi-detached or street townhouse dwelling unit in accordance with recent changes to the Planning Act;
- b) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to

amend the Official Plan for the City of London (1989) to add new policies to permit additional residential units in any single detached, semi-detached or street townhouse dwelling unit in accordance with recent changes to the Planning Act;

c) the proposed by-law appended to the staff report dated November 30, 2020 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the amendments above), to add a new definition for additional residential units and to add new regulations to allow up to two additional residential units in the primary residential unit and in an accessory building; and,

d) the Civic Administration BE DIRECTED to implement required changes to the Residential Rental Unit Licensing By-law to address Additional Residential Units;

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

- a communication from A. Waz;
  - a communication from C. Thompson;
  - a communication dated November 24, 2020 from J. Wates;
  - communications dated November 26, 2020 from A.M. Valastro;
- and,
- a communication dated November 26, 2020 from K. Owen, St. George Grosvenor Neighbourhood Association;

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:

- Policy 1.4.3 of the Provincial Policy Statement requires that the City plan for an appropriate mix of housing types and densities and permit, where appropriate “all forms of residential intensification, including additional residential units”;
- Bill 108 (More Homes, More Choices Act, 2019) amended the Planning Act to require that municipalities adopt policies in their Official Plans to provide for additional residential units;
- The London Plan includes policies to direct residential intensification. The proposed London Plan, 1989 Official Plan and Zoning By-law amendments to permit additional residential units contribute to the objective of promoting appropriate residential intensification; and,
- the recommended amendments result in consistency in terms of language, policies and regulations between the Provincial Policy Statement (2020), the Planning Act, London Plan, 1989 Official Plan, and Zoning By-law Z-1.

**Motion Passed**

11. (4.1) Phasing-Out Ontario's Gas Fired Power Plants - Request for Delegation Status

Motion made by: M. Cassidy

That, the following actions be taken with respect to the phasing out of Ontario's gas fired power plants:

- a) E. Wyatt, Ontario Clean Air Alliance, BE GRANTED delegation status with respect to the phasing out of Ontario's gas fired power plants; and, (See ~~attached~~ presentation.)
- b) the Civic Administration BE REQUESTED to review the proposed request from E. Wyatt, Ontario Clean Air Alliance, to determine how it aligns with the Climate Emergency Action Plan and to report back at a future Planning and Environment Committee meeting.

**Motion Passed**

At 4:17 PM, Councillor S. Turner enters the meeting.

8. (3.3) Protected Major Transit Station Areas (PMTSAs) (O-9208) (Relates to Bill No. 6)

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, based on the application by The Corporation of the City of London, relating to Protected Major Transit Station Areas (PMTSAs), the proposed by-law appended to the staff report dated November 30, 2020 BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020 to amend The London Plan, 2016 TO ADD new policies and a map pertaining to Protected Major Transit Station Areas and the by-law BE FORWARDED to the Minister of Municipal Affairs and Housing for approval;

it being noted that in accordance with the *Planning Act*, the Ministry of Municipal Affairs and Housing is the approval authority for official plan amendments with respect to PMTSAs;

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, as it supports transit-supportive development and intensification in close proximity to existing or planned transit corridors or stations;
- the recommended amendment conforms with the *Planning Act*, as it addresses the requirements set out in the legislation for PMTSAs, such as a minimum number of residents and jobs per hectare, permitted uses, and minimum densities'
- the recommended amendment is supportive of the policies in the London Plan, particularly those for the Downtown, Transit Village, and Rapid Transit Corridor Place Types; and,
- the recommended amendment will support the implementation of the higher order transit system and Council's approved city

structure by directing more intensity and mix of uses close to the approved higher order transit stations in the 2019 Rapid Transit Environmental Project Report.

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

Nays: (1): P. Van Meerbergen

Absent: (1): Mayor E. Holder

**Motion Passed (13 to 1)**

Motion made by: P. Van Meerbergen

Seconded by: M. van Holst

That the matter of Protected Major Transit Station Areas BE REFERRED back to the Planning and Environment Committee in order for additional consultation with the industry, with a report back within 60 (sixty) days.

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

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

Absent: (1): Mayor E. Holder

**Motion Failed (2 to 12)**

At 5:05 PM, Mayor E. Holder enters the meeting.

## 8.2 1st Report the Community and Protective Services Committee

Motion made by: J. Helmer

That the 1st Report of the Community and Protective Services Committee BE APPROVED.

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

**Motion Passed (15 to 0)**

### 1. (1.1) Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 30, 2021  
Motion made by: J. Helmer  
That Councillor S. Hillier BE ELECTED Vice-Chair of the Community and Protective Services Committee for the term ending November 30, 2021.

**Motion Passed**

3. (2.1) 2020 Annual Emergency Management Program Update (Relates to Bill No. 2)  
Motion made by: J. Helmer  
That, on the recommendation of the City Manager, the following actions be taken with respect to the 2020 Annual Emergency Management Program Update:
- a) the revised ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on December 8, 2020, to:
    - i) repeal and replace Schedule "A" of By-law No. A.-7657-4 with the new Schedule "A", being the City of London Emergency Response Plan, as appended to the above-noted revised by-law; and,
    - ii) repeal By-law No. A.-7657(b)-2; and,
  - b) the staff report, dated December 1, 2020, with respect to this matter, BE RECEIVED. (2020-P03)

**Motion Passed**

4. (2.2) 2019 Ontario Works Participant and Service Delivery Profile  
Motion made by: J. Helmer  
That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the staff report dated December 1, 2020, with respect to the 2019 Ontario Works Participant and Service Delivery Profile, BE RECEIVED. (2020-S04)

**Motion Passed**

5. (2.3) Extension of Delegated Authority in By-laws Related to Business Reopenings and Supportive Actions  
Motion made by: J. Helmer  
That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official and the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the extension of delegated authority in by-laws related to business reopenings and supportive actions:
- a) the staff report dated December 1, 2020, with respect to this matter, BE RECEIVED;
  - b) the Managing Directors and designates BE DELEGATED authority in regulations related to business reopening and

supportive actions, including business application and permit processing procedures, until April 14, 2021 in the following By-laws: Business Licence By-law, Streets By-law, Traffic and Parking By-law, Sign By-law, Parks and Recreation By-law, Sound By-law, Building By-law and Council Policy By-law. (2020-S08)

**Motion Passed**

6. (3.1) Proposed Amendment to the Noise/Sound By-law

Motion made by: J. Helmer

That the verbal delegation from D. Mailer and the written communication from A. Valastro, as appended to the Added Agenda, with respect to a request to amend the City of London Noise/Sound By-law to restrict or prohibit the use of outdoor frequency sound emitting devices within city limits BE RECEIVED. (2020-P01)

**Motion Passed**

7. (5.1) Deferred Matters List

Motion made by: J. Helmer

That the Deferred Matters List for the Community and Protective Services Committee, as at November 5, 2020, BE RECEIVED.

**Motion Passed**

8. (5.2) City of London 2020-2021 Winter Response Program for Unsheltered Individuals

Motion made by: J. Helmer

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the City of London 2020-2021 Winter Response Program for unsheltered individuals:

- a) the proposed City of London 2020-2021 Winter Response Program for Unsheltered Individuals, as outlined in the staff report dated December 1, 2020, BE ENDORSED and BE APPROVED; and,
- b) the Civic Administration BE DIRECTED to undertake all administrative acts which are necessary in relation to the above-noted report.

**Motion Passed**

Motion made by: S. Lewis

Seconded by: P. Squire

Motion made that Council RECESS.

**Motion Passed**

The Council recesses at 5:09 PM and resumes in public session at 5:13 PM, with Mayor E. Holder in the Chair and all Members participating.

8.3 19th Report of the Corporate Services Committee

Motion made by: A. Kayabaga

That the 19th Report of the Corporate Services Committee BE APPROVED, excluding Item 2 (2.1).

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

3. (2.2) Report to the Federation of Canadian Municipalities Board of Directors Virtual Meeting - September 8-11, 2020

Motion made by: A. Kayabaga

That the communication from Councillor J. Morgan regarding the Federation of Canadian Municipalities (FCM) update on board activities from the virtual meeting held on September 8-11, 2020 BE RECEIVED for information.

**Motion Passed**

4. (4.1) Consideration of Appointment to the Accessibility Advisory Committee

Motion made by: A. Kayabaga

That Madison Bush BE APPOINTED as a Voting Member to the Accessibility Advisory Committee for the term ending June 30, 2021.

**Motion Passed**

5. (5.1) AMO 2021 Conference

Motion made by: A. Kayabaga

That the ~~attached~~ update from Councillor A. Hopkins, with respect to the 2021 AMO Conference, BE RECEIVED.

**Motion Passed**

2. (2.1) Taxation of Properties Owned by London Middlesex Community Housing Inc.

Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated November 30, 2020, entitled "Taxation of Properties Owned by London Middlesex Community Housing Inc.", BE RECEIVED for information.

At 5:52 PM, Mayor E. Holder places Deputy Mayor J. Morgan in the Chair and takes a seat at the Council Board.

At 5:56 PM, Mayor E. Holder resumes the Chair and Deputy Mayor J. Morgan takes a seat at the Council Board.

Motion made by: J. Helmer

Seconded by: M. Salih

That clause 2.1 BE AMENDED to add the following new part b), as follows:

"b) the Civic Administration BE DIRECTED to report back to Corporate Services Committee with a phased approach of reducing the effective tax rate for London Middlesex Community Housing Inc. (LMCH) buildings, over a period of four years, to be equivalent to the residential tax rate, and with the report to include information related to consultation with the County of Middlesex with respect to this matter."

Yeas: (7): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelozo, and A. Kayabaga

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

**Motion Failed (7 to 8)**



Motion made by: A. Kayabaga

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated November 30, 2020, entitled "Taxation of Properties Owned by London Middlesex Community Housing Inc.," BE RECEIVED for information.

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

Nays: (4): J. Helmer, S. Lehman, S. Turner, and E. Pelozza

**Motion Passed (11 to 4)**

**10. Deferred Matters**

None.

**11. Enquiries**

None

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: P. Van Meerbergen

Seconded by: E. Pelozza

That Introduction and First Reading of Bill No.'s 2 to 5 and 7 to 17, BE APPROVED.

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

**Motion Passed (15 to 0)**

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Second Reading of Bill No.'s 2 to 5 and 7 to 17, 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. Turner  
Seconded by: S. Lehman

That Third Reading and Enactment of Bill No.'s 2 to 5 and 7 to 17, 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: A. Hopkins  
Seconded by: M. Cassidy

That Introduction and First Reading of Bill No. 6, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

That Second Reading of Bill No. 6, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: A. Hopkins  
Seconded by: M. Cassidy

That Third Reading and Enactment of Bill No. 6, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

#### **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 disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/19/CSC)

##### **4.2 Personal Matters/Identifiable Individuals**

A matter pertaining to labour relations or employee negotiations and pertaining to personal matters about identifiable individuals as it relates to employee benefits. (6.2/19/CSC)

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

A matter pertaining to litigation with respect to The Corporation of the City of London v. Amal and Samir Samhoury in connection with a Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with Default Judgment dated May 12, 2003 in Ontario Superior Court, file # 41525; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the Default Judgment dated May 12, 20003 in Ontario Superior Court, file # 41525. (6.3/19/CSC)

#### **Motion Passed**

The Council convenes, In Closed Session at 6:16 PM, with Mayor E. Holder in the Chair and all Members participating.

At 6:41 PM, Council resumes in public session, with Mayor E. Holder in the Chair and all Members participating.

#### **9. Added Reports**

##### **9.1 1st Report of Council in Closed Session**

Motion made by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Director, Financial Services, on the advice of the Manager of Realty Services, with respect to the Ground Lease dated January 1, 2016, between the City and Western Fair Association (the "Ground Lease") in relation to the lease of lands known as the Western Fair District:

- a) the staff report dated November 30, 2020 BE RECEIVED for information; and,

b) Base Rent in the amount of \$615,000.00 per annum BE ACCEPTED for each year of the next ten (10) year term commencing January 1, 2021, subject to an annual rent escalation of up to 3% per year, as provided in Section 5.01(b) of the Ground Lease.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: S. Turner

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 1, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: S. Turner

Seconded by: S. Hillier

That Second Reading of Bill No. 1, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: M. Cassidy

Seconded by: E. Pelozza

That Third Reading and Enactment of Bill No. 1, 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. 1	By-law No. A.-8045-1 – A by-law to confirm the proceedings of the Council Meeting held on the 8th day of December, 2020. (City Clerk)
Bill No. 2	By-law No. A.-7657(c)-2 – A by-law to amend By-law No. A.-7657-4, being “A by-law to repeal By-law No. A.-7495- 21 and to adopt an Emergency Management Program and Plan.” in order to repeal and replace Schedule “A” to the by-law. (2.1/1/CPSC)
Bill No. 3	By-law No. C.P.-1284(vs)-3 – A by-law to amend the Official Plan for the City of London, 1989 relating to 1761 Wonderland Road North. (3.2a/19/PEC)
Bill No. 4	By-law No. C.P.-1284(vt)-4 – A by-law to amend the Official Plan for the City of London, 1989 relating to implementing of Bill 108 Additional Residential Unit Policies City-wide. (3.5b/19/PEC)
Bill No. 5	By-law No. C.P.-1512(ac)-5 – A by-law to amend the London Plan for the City of London, 2016 relating to 1761 Wonderland Road North. (3.2b/19/PEC)
Bill No. 6	By-law No. C.P.-1512(ad)-6 – A by-law to amend The London Plan for the City of London, 2016 relating to Protected Major Transit Station Areas (PMTSAs). (3.3/19/PEC)
Bill No. 7	By-law No. C.P.-1512(ae)-7 – A by-law to amend The London Plan for the City of London, 2016 relating to implementing of Bill 108 Additional Residential Unit Policies City-wide. (3.5a/19/PEC)
Bill No. 8	By-law No. S.-6084-8 – A by-law to assume certain works and services in the City of London. (Vista Woods Estates Subdivision – Phase 1A; Plan 33M-679) (City Engineer)
Bill No. 9	By-law No. S.-6085-9 – A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway. (as widening to Waterwheel Road, west of Pleasantview Drive) (Chief Surveyor - pursuant to Consents B.022/19 and B.023/19)
Bill No. 10	By-law No. S.-6086-10 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Sorrel Road, north of Perth Avenue) (Chief Surveyor – pursuant to Consent B.020/19 and in accordance with Zoning By-law Z.-1)

Bill No. 11	By-law No. S.-6087-11 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Viscount Road, west of Wonderland Road South) (Chief Surveyor - registered as Instrument No. ER1317452, pursuant to Site Plan SPA20-042 and in accordance with Zoning By-law Z.-1)
Bill No. 12	By-law No. S.-6088-12 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Clarence Street, north of King Street) (Chief Surveyor - registered as Instrument No. ER1316663, pursuant to Site Plan SPA18-051 and in accordance with Zoning By-law Z.-1)
Bill No. 13	By-law No. S.-6089-13 – A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Gainsborough Road, west of Hyde Park Road) (Chief Surveyor - registered as Inst. No. ER1319761, pursuant to Site Plan SPA19-091 and in accordance with Zoning By-law Z.-1)
Bill No. 14	By-law No. Z.-1-212893 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1284 Sunningdale Road West and 2804, 2808, 2812, 2816 and 2830 Tokala Trail. (3.1/19/PEC)
Bill No. 15	By-law No. Z.-1-212894 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1761 Wonderland Road North. (3.2c/19/PEC)
Bill No. 16	By-law No. Z.-1-212895 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 820 Cabell Street. (3.4/19/PEC)
Bill No. 17	By-law No. Z.-1-212896 – A by-law to amend By-law No. Z.-1 to delete the existing secondary dwelling unit regulations and replace with new regulations for additional residential units (3.5c/19/PEC)

#### 14. Adjournment

Motion made by: E. Pelosa

Seconded by: S. Turner

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourns at 6:47 PM.

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Ed Holder, Mayor

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Catharine Saunders, City Clerk





Chair and Members  
Strategic Priorities and Policy Committee

December 14, 2020

**RE: Governance Function Review - Housing Development Corporation London**

Homes Unlimited with our sister Corporation, Odell-Jalna Residences of London, is London's oldest and largest non-profit housing provider. Founded in 1972, we own and operate 9 housing projects with 540 units. For our last two project, 22 units at 77 Tecumseh Ave. and 54 units at 770 Whetter Ave. we received capital funding from the City of London and the Province of Ontario and worked with the HDC in the development of those successful projects. We appreciated the support and resources the HDC brought and it was a valuable partnership.

The landscape for affordable housing development changed, however, in 2017 with the Federal Government's *National Housing Strategy*. The funding that allows organizations like Homes Unlimited to built new affordable housing is now available direct from the Federal Government through CMHC. Our current project, 110 units at 99 Pond Mills Road, will start construction in the next few months. It is being built with equity provided from Homes Unlimited's reserves and a very low interest long term loan from CMHC. There are no HDC, City or Provincial grants or loans being used.

In this environment, the City's role in developing affordable housing has changed. Non-profit affordable housing developers need the City's support and help in expediting planning and approvals, in reducing or eliminating development charges and other fees and in providing rent supplements and supports so we can house the most vulnerable and most in need tenants. Our new projects are now in competition with other projects from cities across Canada and the funding is going to the projects and municipalities that are aggressively supporting new developments. While the financing models have changed, municipal support to non-profit rental housing developments remains a key factor in CMHC prioritization and selection.

In this context, the proposal before your Committee is necessary and supported by our organization. Many of the tools we need to continue our successful development of new affordable housing are available from the various City Departments. We would encourage the City to use this opportunity to create a priority, politically and administratively, to support new affordable housing development and allow non-profit organizations like Homes Unlimited to continue to build and operate this important resource in the City of London.

Respectfully,

**HOMES UNLIMITED ( LONDON ) INC**

Carmen Sprovieri, Board Chair

RE: Business Case #10 - 60% Waste Diversion Action Plan

Dec 24<sup>th</sup>, 2020

Dear Colleagues,

When I met with staff during the summer and asked them to consider looking into the potential savings and increased diversion available from mixed waste technologies, they said it would require direction from council. Realizing I would not win that direction on a hunch, I felt it necessary to do a deep dive evaluation into at least one mixed waste technology to see if there was a viable opportunity.

My conclusion, based on the attached report, is that there is a strong opportunity for savings in the tens of millions by pursuing mixed waste technologies without delay. In addition, total diversion could be increased to 71% in the near term and 90% in the longer term. I therefore ask that: Staff BE DIRECTED to include mixed waste technologies in both the public engagement and the procurement processes for the 60% waste diversion action plan.

Sincerely,

Michael van Holst  
Councillor Ward 1

# COVID Recovery with Green Technology

Dear Colleagues,

Our Minister of the Environment has charted a very sensible course for the future of waste management in Ontario:

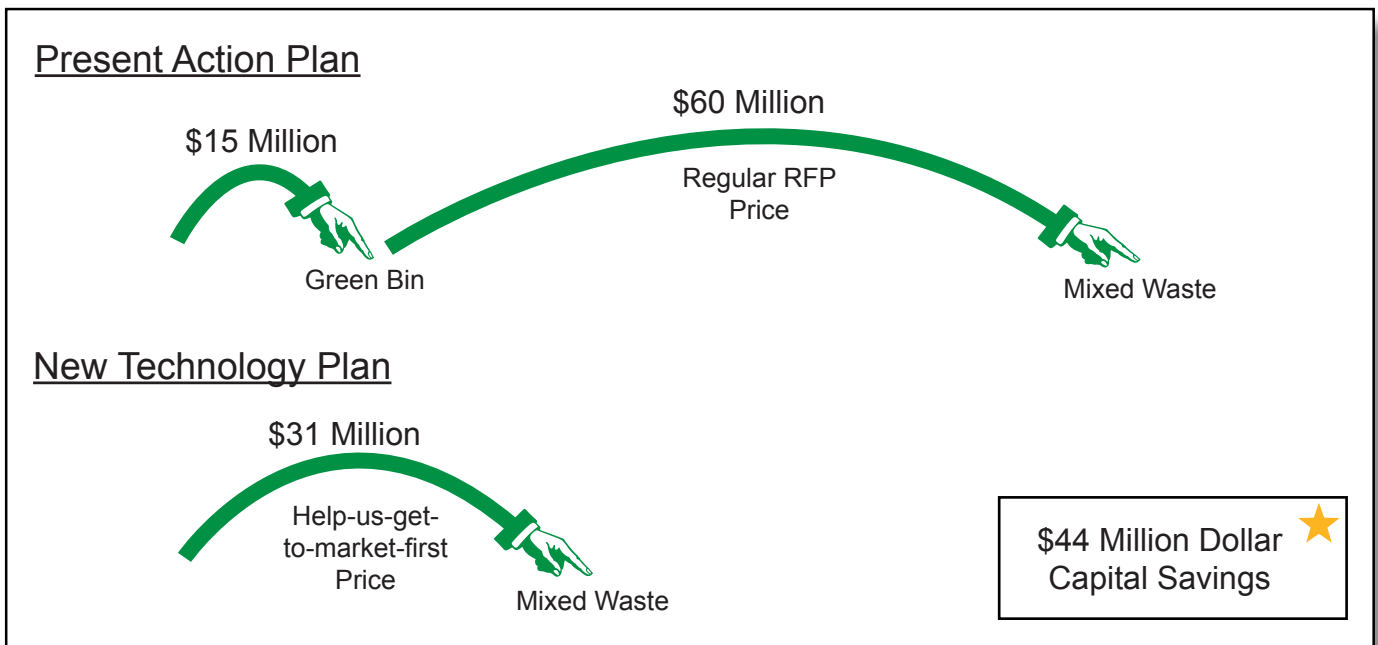
***“We should promote innovation and new technologies that are good for the environment and good for our municipalities.”***

- Minister of the Environment, Conservation and Parks, Hon. Jeff Yurek

London could exploit a rare opportunity to fulfill the minister’s mandate with a private public partnership that would save tens of millions of dollars over our present course of action and substantially improve our waste management outcomes with European technology. Please consider the following comparisons.

## CAPITAL COST COMPARISON

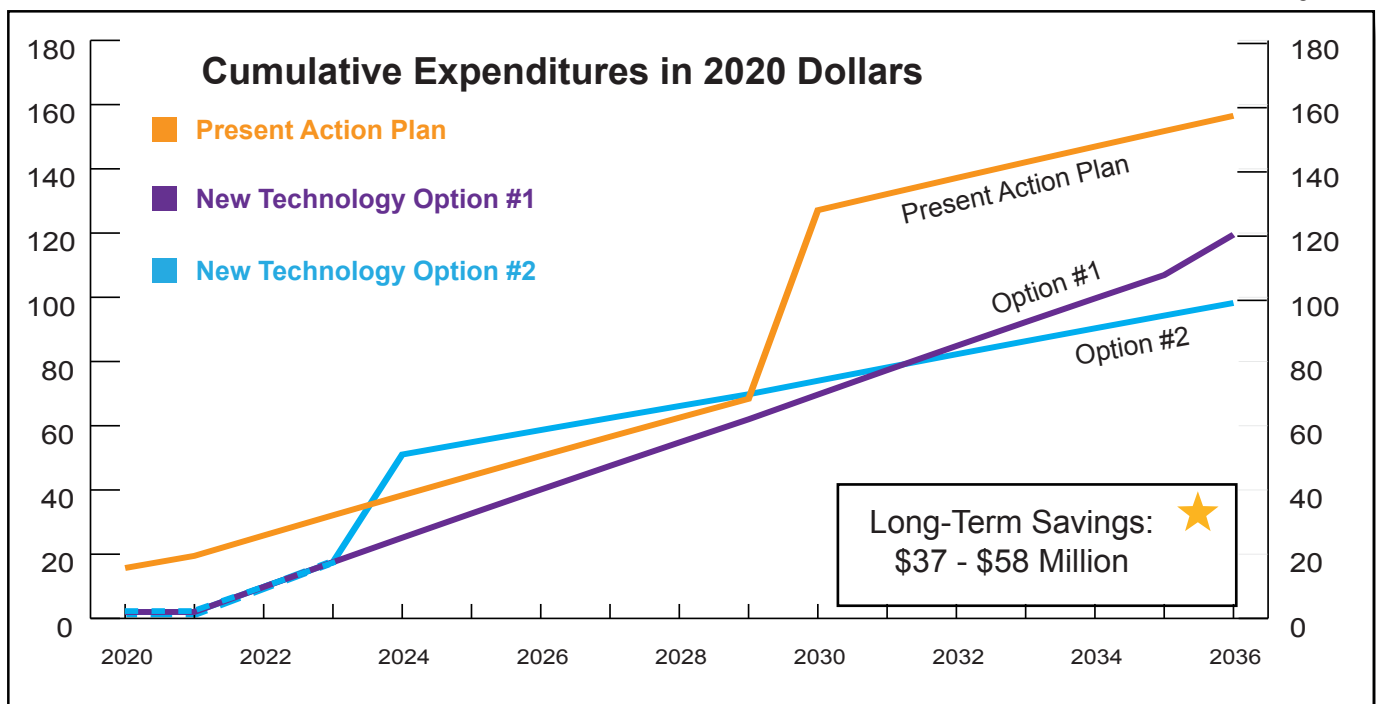
Figure 1



To determine the long-term savings, operating costs must also be considered. The graph below compares the cumulative capital and operating expenditures of the Present Action Plan and the New Technology Plan options in 2020 dollars.

## LONG-TERM TOTAL COST COMPARISON

Figure 2

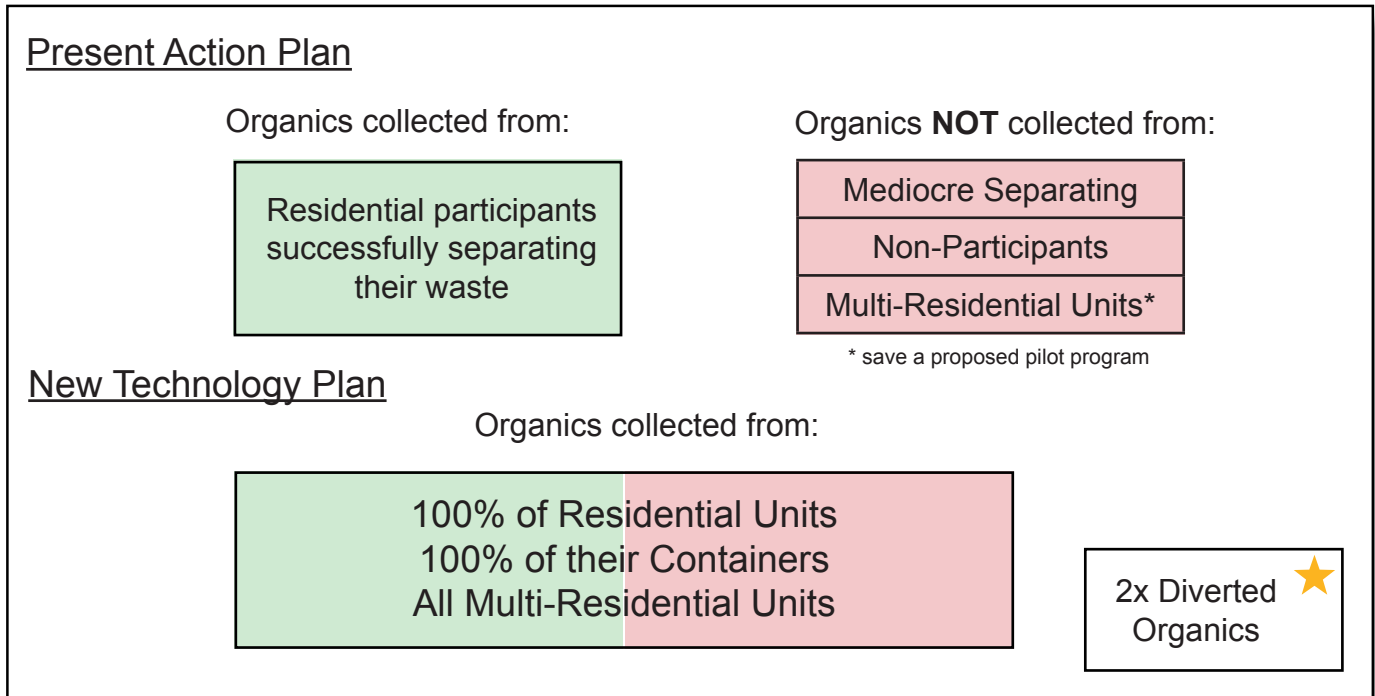


# Better Results with New Technology

With mixed waste, residents put all household garbage in one container which is automatically and more efficiently sorted later at the processing plant. This is already the end-game imagined for London, but the gains compared to a green bin program are so significant that it should be pursued immediately.

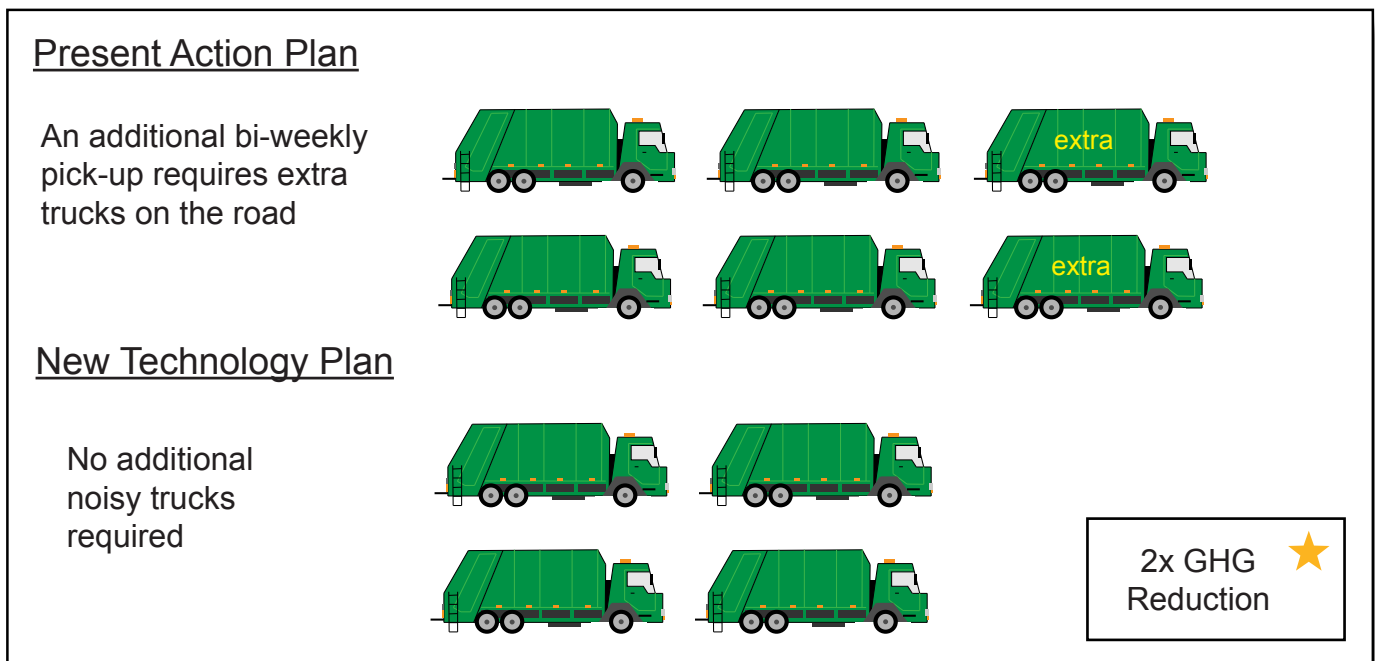
## ORGANICS COLLECTION

Figure 3



## GHG REDUCTION

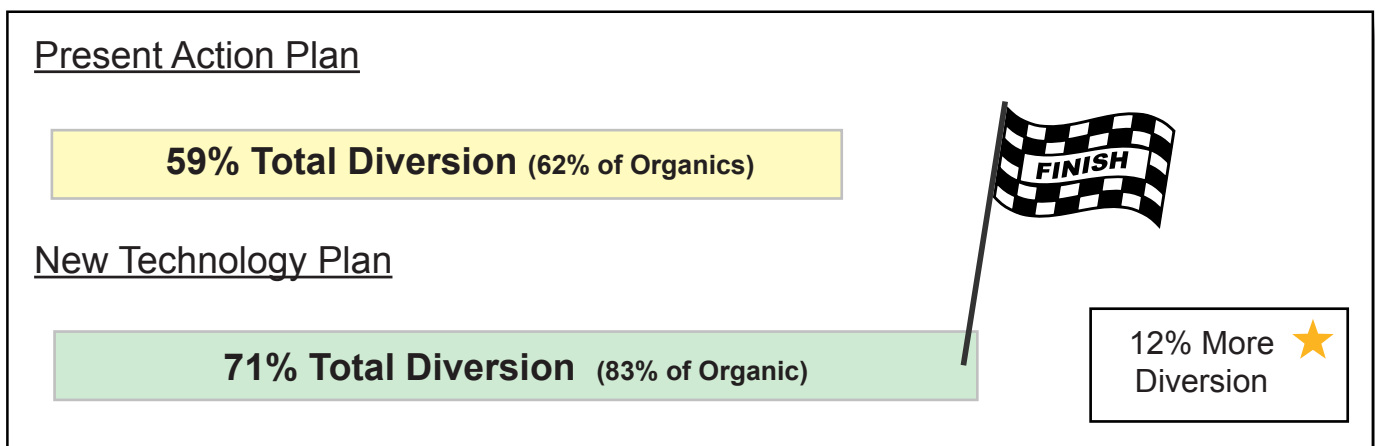
Figure 4



Where the present action plan fails to meet either city or provincial targets, the new technology plan exceeds both. When solid recovered fuel (SRF) is approved in Ontario, extra modules can be added to the plant which will increase total diversion to 90%.

## DIVERSION

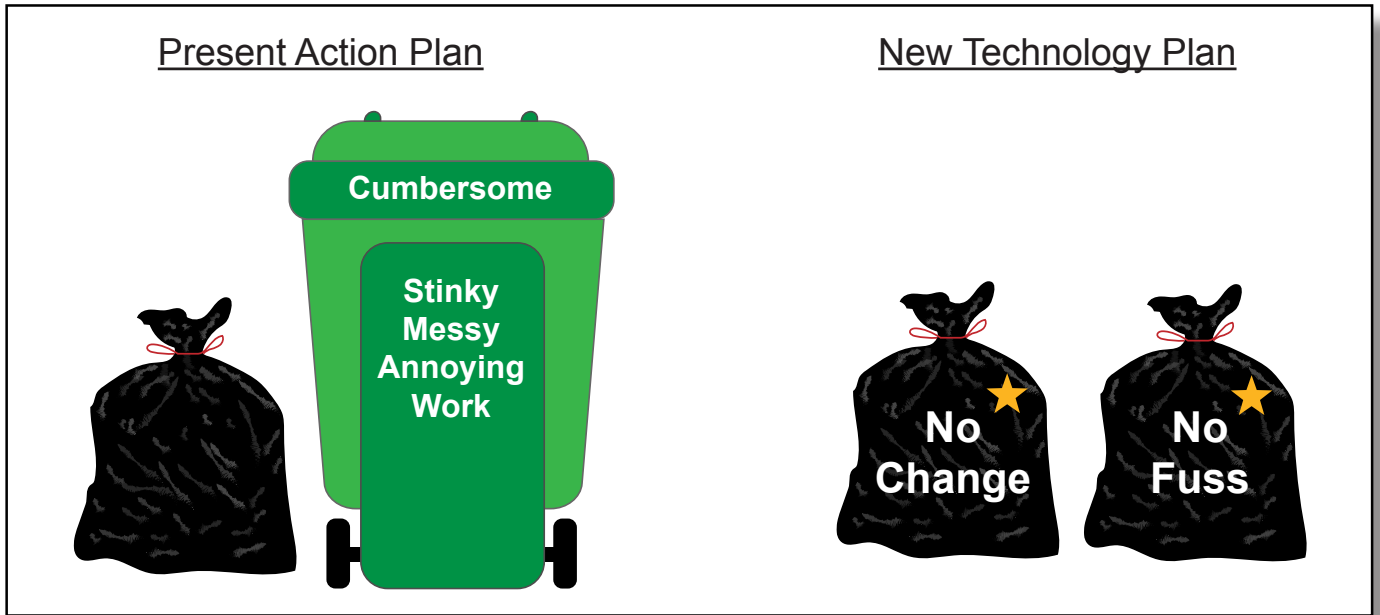
Figure 5



Automating the removal of organics from the waste stream means that 150,000 households are not required to sort garbage for the next decade. At 10 minutes per week per household, the value of labour from our residents would be equivalent to \$18.2M annually which would double the cost of diversion were they to be compensated. In contrast, a mixed waste strategy could reduce the cost of diversion by 30% to 40% and residents will not be demanding enforcement for their non-participating neighbours.

**IMPACT ON RESIDENTS**

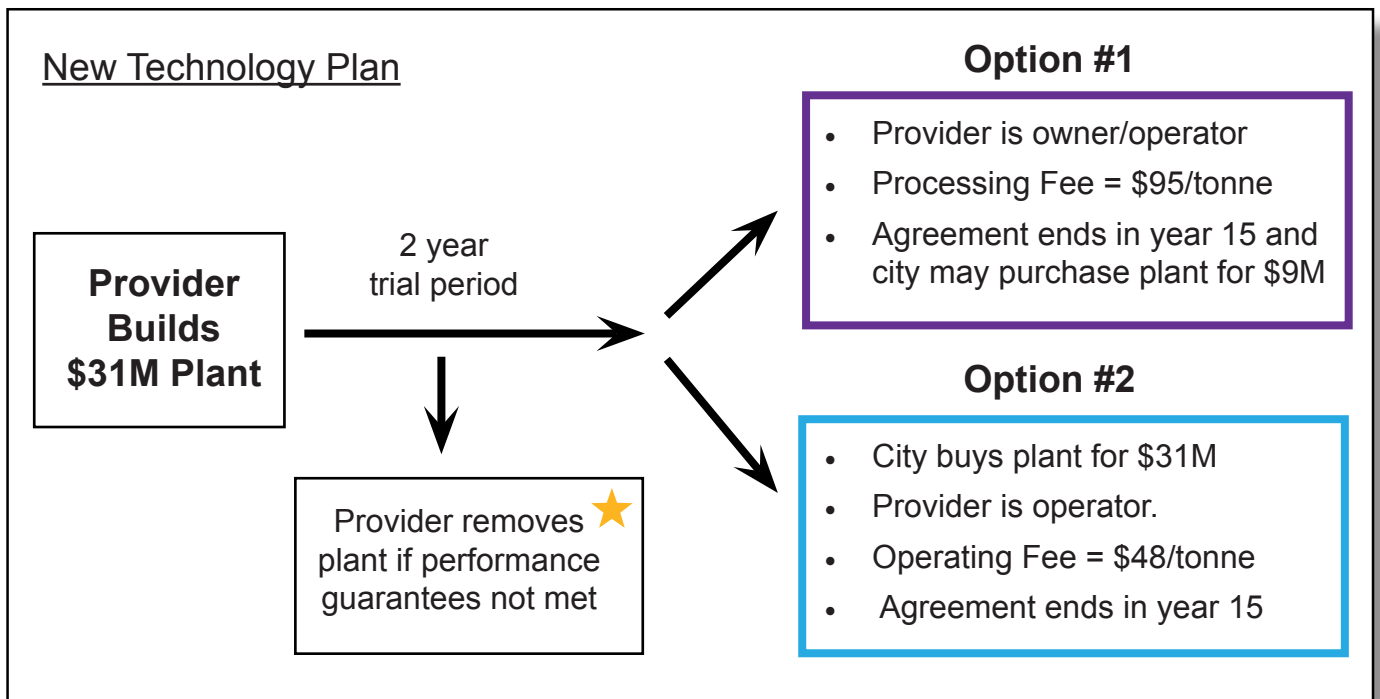
Figure 6



New technology providers will offer many risk mitigations for a partnership to duplicate their European plants at the W12 landfill site. Examples of an escape clause and a no-capital-cost option are described below along with the numbers used for the calculations in figure 2.

**TWO OPTIONS**

Figure 7



London has suffered great financial losses due to the COVID-19 lock-down. The win-win New Technology Plan helps assure London’s long-term recovery and the jobs created to build the plant will boost our economy in the short term. Minister Yurek’s office is willing to meet and discuss the mitigation of all risks associated with the MOECP and our landfill expansion. Staff say they require direction from council to include mixed waste as an alternative. I therefore move:

The staff BE DIRECTED to include mixed waste technologies in the public engagement and procurement processes for the 60% waste diversion action plan.

Sincerely,

Michael van Holst

# APPENDICIES

## Appendix A - Resident Externalities

Including the impacts of resident labour in the Present Action Plan business case.

## Appendix B - Further Considerations (not included)

The purpose of this report is to establish the viability of mixed waste technologies in general and not to advantage any particular candidates. Although Appendix B deals with potential concerns about the sector as a whole, it was omitted in order to avoid conflict with the procurement policy since some of the items referred to particular technologies.

1. Will London's landfill expansion application be jeopardized?
2. Won't we suffer heavy provincial fines if the technology does not work out?
3. Won't It take too long for the province to approve a new technology?
4. Isn't \$31 Million too low an estimate for building a mixed waste plant?
5. Is the technology sufficiently proven?
6. Can a mixed waste plant handle 100,000MT per year?
7. What if Canada's waste streams are different from Europe's?
8. What if the plant can't be built in 18 months as estimated?
9. What about our plan to use green bins first and then mixed waste?
10. Is there a greater fire hazard with these technologies?
11. Is it better to produce compost, methane or power?
12. Omitted
13. Why should London be the first to take on a new technology?
14. Aren't the graphs more similar if financing is considered?
15. What about the financial assumptions made?
16. Doesn't the Present Action Plan include a mixed waste pilot?

## Appendix C - Supporting Documents (not included)

The supporting documents in this section generally make reference to individual technology providers and have been omitted so as not to advantage any particular candidates. In order to avoid conflict with the procurement policy, references to the documents were also omitted.

1. Omitted
2. Omitted
3. Omitted
4. Omitted
5. Omitted
6. Omitted
7. Omitted
8. Omitted
9. Omitted
10. Omitted
  - a. Omitted.
  - b. Omitted
  - c. Omitted
11. Omitted
12. Omitted

# Appendix A - Resident Externalities

One non-transparent aspect of the Present Action Plan is that it requires the labour of residents to create the SSO, source separated organics. Unlike most new technologies, green bins require more work from their users instead of less and this is not accounted for anywhere in the business case. However, the math to correct that is not difficult with a few assumptions:

1. 150,000 households (hh) participate
2. They spend 10 minutes per week sorting garbage and moving the bin
3. Their time is worth minimum wage \$14/hr

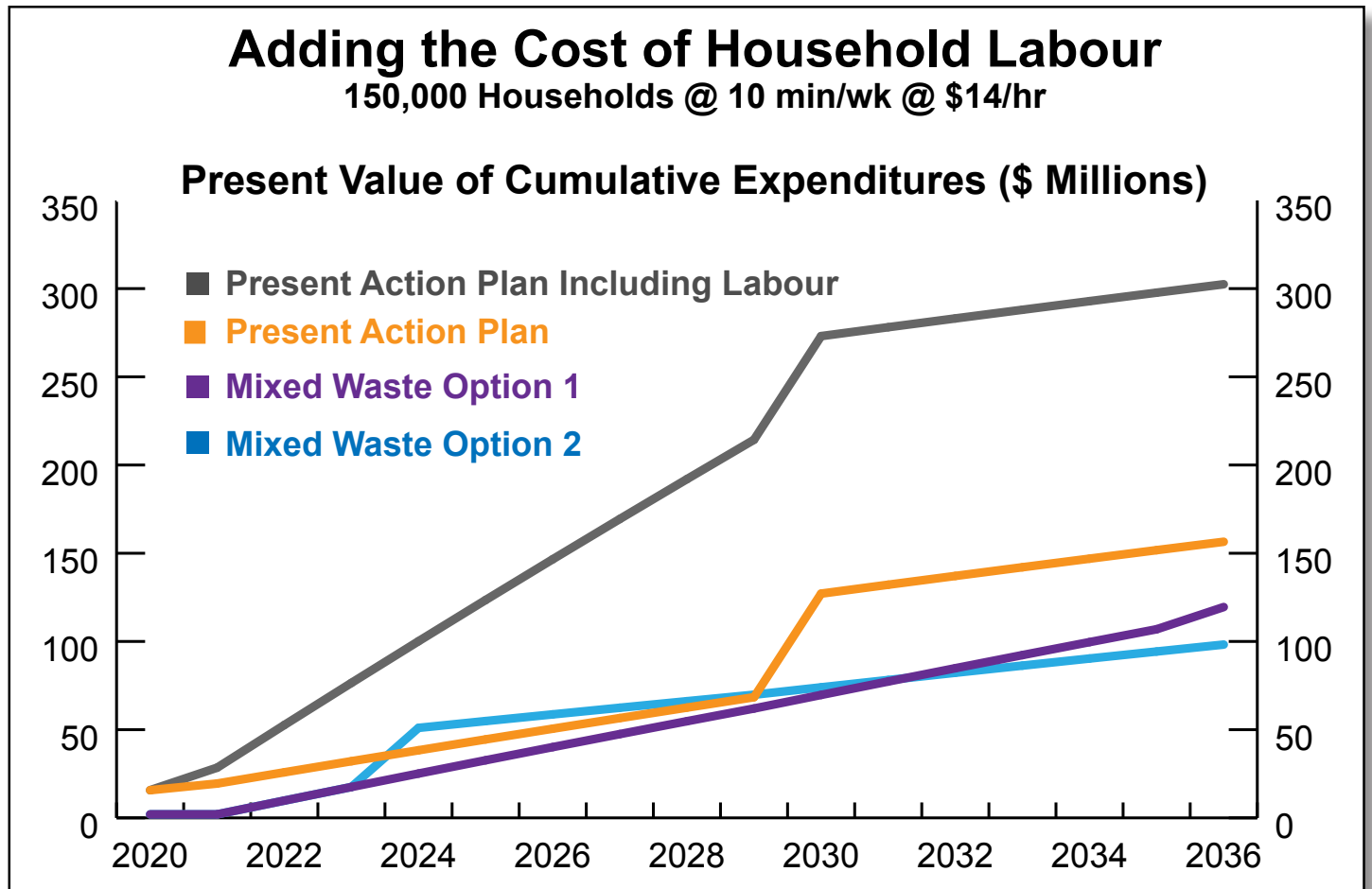
## Calculations for one year:

$$52 \text{ wk} \times 10 \text{ min /wk} \times 1 \text{ hr} / 60 \text{ min} = 8.7 \text{ hr}$$

$$8.7 \text{ hr} \times \$14 \text{ /hr} = \$121$$

$$150,000 \text{ hh} \times \$121 \text{ /hh} = \$18,200,000$$

The Present Action Plan includes \$18.2M of hidden labour costs per year, prior to switching over to mixed waste processing in year 10. During that time it captures only half the additional organics of the New Technology Plan. The labour costs are graphed with the previous items below.



Strategy	Total New Diversion	Total Cost	Cost Per MT New Diversion
Present Action Plan with Resident Labour Included	503,289 MT	\$302,456,714	\$601
Present Action Plan	503,289 MT	\$156,506,714	\$311
Mixed Waste Option 1	636,945 MT	\$119,508,203	\$188
Mixed Waste Option 2	636,945 MT	\$98,230,173	\$154

By including the hidden costs of resident labour, as seen in the table above, the cost of diversion is almost doubled for the Present Action Plan. Although the cost is presently hidden, residents who participate could actually be reimbursed \$121. This would be more fair since many will not participate and it would create a paper trail that would show the true cost of the Present Action Plan.

Mayor Holder – Councillors;

Please consider the E – Mail content below as strong support for re-opening the budget business case # 10 (Waste Diversion) to both City of London staff direction and the public input process as recommended by Councillor Van Holst. AS I look around the diversion, recyclables market both Internationally, in other Provinces like Quebec and even other local Ontario communities & the recent Federal Government incentives, I agree that there is a strong probability that our London plan will be at least 50 % redundant prior to full implementation and will add both huge future risk and flexibility to change.

London's future in both waste & diversion handling lies in forming strong fully private or public – private partnerships with leading providers to maximize our service requirements, cost structure and future opportunities going forward as they are the experts in continuous improvements & compliance.

Examples - Our own never used Waste Burn facility – now redundant on Commissioners Road. City of Hamilton's recent 2020 "poo explosion" at their brand new City owned dried sewage plant >> ownership got us/them nothing but risk.

While I agree there is an urgency to moving forward @ increasing the City of London's diversion rate, the current path / plan we are on

- provides way less service frequency than our current collection schedule which is a future service & cost increase risk (even Stratford stayed @ weekly collections @ 50 % of our budgeted cost per household)
- Is way too capital \$\$ intense and with that the future liabilities of long term "write-offs", capital improvements & budgeted maintenance & asset replacement (see next line item)
- Is at very high risk of being almost redundant compared to both emerging and existing technologies & business plans.
- Severely lacks in public – private partnership opportunities including who owns & drives the trucks. (Private firm vs City of Ldn opportunity review never aired out in this business case or public feedback)

THXS – Chris Butler – 863 Waterloo St



# Corporate Services Committee

## Report

1st Meeting of the Corporate Services Committee  
December 14, 2020

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

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

Remote Attendance: Councillor S. Hillier; L. Livingstone, A.L. Barbon, B. Card, M. Butlin, I. Collins, S. Corman, M. McErlain, C. Saunders, M. Schulthess, E. Skalski, B. Warner

The meeting is called to order at 12:01 PM, with Councillor M. Cassidy in the Chair; it being noted that the following Members were in remote attendance: Mayor E. Holder, Councillors J. Morgan, A. Kayabaga, E. Pelozo and M. van Holst.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Vice Chair for the term ending November 30, 2021

Moved by: E. Pelozo

Seconded by: J. Morgan

That Councillor Michael van Holst BE ELECTED Vice Chair of the Corporate Services Committee for the term ending November 30, 2021.

Yeas: (5): M. Cassidy, M. van Holst, J. Morgan, E. Pelozo, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 2. Consent

Moved by: J. Morgan

Seconded by: M. van Holst

That items 2.1 and 2.2 BE APPROVED.

Yeas: (5): M. Cassidy, M. van Holst, J. Morgan, E. Pelozo, and A. Kayabaga

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.1 Update to Lottery Licensing By-law

Moved by: J. Morgan

Seconded by: M. van Holst

That, the following actions be taken with respect to the Lottery Licensing By-law:

- a) the report dated December 14, 2020 entitled "Update to Lottery Licensing By-law", BE RECEIVED; and
- b) the City Clerk BE DIRECTED to consult with community organizations and charity associations involved in lottery licensing with respect to the proposed changes to the Lottery Licensing By-law as set out in a) above, and report back to the Corporate Services Committee with the results of that consultation.

**Motion Passed**

2.2 Financial Banking Services and Commercial Card Agreements - Agreement Extension

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

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law, as appended to the staff report dated December 14, 2020 as Appendix 'A' BE INTRODUCED at the Municipal Council Meeting to be held on January 12, 2021 to:

- a) authorize the City Treasurer to approve and execute, together with the Mayor, any document, form or agreement that may be required for financial services with the Bank of Nova Scotia;
- b) authorize the Mayor and City Clerk to execute any contract or other document required to renew and amend the Banking Services Agreement with Scotiabank, in a form or forms acceptable to the Managing Director Corporate Services and City Treasurer, Chief Financial Officer;
- c) authorize the Mayor and City Clerk to execute the Banking Resolution and Certificate, as appended to the above-noted by-law; and
- d) authorize the City Treasurer to borrow up to two (2) million dollars on the Visa Commercial Card Program provided by the Bank of Nova Scotia.

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

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

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

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

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

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

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

A matter pertaining to advice that is subject to solicitor-client privilege; including communications necessary for that purpose, and for the purpose of providing instructions and directions to officers and employees of the Corporation; 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 or local board.

Yeas: (5): M. Cassidy, M. van Holst, J. Morgan, E. Pelosa, and A. Kayabaga

Absent: (1): E. Holder

#### **Motion Passed (5 to 0)**

The Corporate Services Committee convenes, In Closed Session, from 12:05 PM to 12:50 PM.

#### **7. Adjournment**

The meeting adjourned at 12:53 PM.

# Planning and Environment Committee

## Report

The 1st Meeting of the Planning and Environment Committee  
December 14, 2020

PRESENT: Councillors P. Squire (Chair), S. Lewis, S. Lehman, A. Hopkins,  
S. Hillier, Mayor E. Holder

ALSO PRESENT: H. Lysynski, L. Morris, J. Raycroft, C. Saunders, J.W. Taylor and  
B. Westlake-Power

Councillors M. Cassidy and E. Pelozo; G. Barrett, M. Butlin, M.  
Corby, I. De Ceuster, M. Feldberg, K. Gonyou, P. Kokkoros, G.  
Kotsifas, S. Meksula, B. O'Hagan, M. Tomazincic, M. Wu and P.  
Yeoman

The meeting is called to order at 4:00 PM, with Councillor P.  
Squire in the Chair, Councillors S. Lewis, S. Lehman and A.  
Hopkins present and all other Members participating by remote  
attendance

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Vice Chair for the term ending November 30, 2021

Moved by: S. Lewis

Seconded by: S. Lehman

That Councillor Hopkins BE ELECTED as Vice Chair of the Planning and  
Environment Committee for the term ending November 30, 2021.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E.  
Holder

**Motion Passed (6 to 0)**

### 2. Consent

Moved by: S. Lehman

Seconded by: S. Lewis

That Items 2.1 to 2.6, inclusive, BE APPROVED.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

#### 2.1 4th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lehman

Seconded by: S. Lewis

That S. Levin, Chair, Environmental and Ecological Planning Advisory  
Committee (EEPAC) BE GRANTED authority to draft a summary of

comments from EEPAC members with respect to the City of London 2021 Budget Update for submission to the Strategic Priorities and Policy Committee; it being noted that the Planning and Environment Committee reviewed and received the 4th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 26, 2020.

**Motion Passed**

2.2 Argyle Regeneration Study Recommendations

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

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Argyle Area Regeneration Study:

- a) the staff report dated December 14, 2020, entitled "Argyle Regeneration Study Recommendations" BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to undertake the development of a Community Improvement Plan for the Argyle area;

it being noted that any potential funding requirements associated with the Argyle Community Improvement Plan will be identified for Council's consideration as part of a comprehensive review and recommendation on funding levels for all Community Improvement Plan programs, prior to the 2024-2027 Multi Year Budget process.

**Motion Passed**

2.3 Application - 3087 White Oak Road - Removal of Holding Provisions (h, h-100, h-161 and h-227) (H-9235)

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

That, on the recommendation of the Director, Development Services, based on the application by Whiterock Village Inc., relating to the property located at 3087 White Oak Road, the proposed by-law appended to the staff report dated December 14, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 Special Provision (h\*h-100\*h-161\*R1-3 (21)) Zone, a Holding Residential R1 Special Provision h\*h-100\*h-161\*R1-3 (22)) Zone TO a Residential R1 Special Provision R1-3 (21) Zone, and a Residential R1 Special Provision (R1-3 (22)) Zone to remove the h, h-100, h-161 and h-227 holding provisions.

**Motion Passed**

2.4 Application - Removal of Holding Provision - 1093 Westdel Bourne (H-9185)

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

That, on the recommendation of the Director, Development Services, based on the application by Norquay Developments, relating to a portion of the lands located at 1093 Westdel Bourne, the proposed by-law

appended to the staff report dated December 14, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a holding Residential R1 (h.h-82\*R1-4) TO a Residential R1 (R1-4) Zone to remove the holding provisions.

**Motion Passed**

2.5 Subsections 45 (1.3) and (1.4) of the Planning Act Regarding the Two-Year Freeze on Minor Variances Following a Privately Initiated Zoning Amendment

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to Minor Variances as per subsections 45 (1.3) and (1.4) of the *Planning Act, R.S.O. 1990, c. P.13*:

- a) the staff report dated December 14, 2020 entitled "Subsections 45 (1.3) and (1.4) of the *Planning Act, R.S.O. 1990, c. P.13* regarding the two-year freeze on Minor Variances following a privately initiated Zoning Amendment" BE RECEIVED for information;
- b) the Municipal Council BE REQUESTED to resolve that subsection 45 (1.3) of the *Planning Act, R.S.O. 1990, c. P.13* shall not apply, pursuant to subsection 45 (1.4) of the *Planning Act, R.S.O. 1990, c. P.13*;
- c) pursuant to subsection 45 (1.4) of the *Planning Act, R.S.O. 1990, c. P.13*, all Minor Variances shall be exempted from the two-year moratorium contemplated in subsection 45 (1.3) of the *Planning Act, R.S.O. 1990, c. P.13* except for the following classes of applications:
  - i) applications for Minor Variance to any zone that is in conjunction with an h-5 holding provision requiring a public site plan review;
  - ii) applications for Minor Variance to any Bonus Zones passed under S.37 of the *Planning Act, R.S.O. 1990, c. P.13*;
  - iii) applications for Minor Variance to modify a regulation permitted by Special Provision;
  - iv) applications for Minor Variance to a General Provision (Section 4) within the Z.-1 Zoning By-law; and,
  - v) applications for Minor Variance to change a Definition (Section 2) within the Z.-1 Zoning By-law.

**Motion Passed**

2.6 Building Division Monthly Report for October 2020

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

That the Building Division Monthly Report for October 2020 BE RECEIVED for information.

**Motion Passed**

### 3. Scheduled Items

#### 3.1 Application - Draft Plan of Vacant Land Condominium - 3542 Emilycarr Lane 39CD-19516

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Goldfield Ltd., relating to the property located at 3542 Emilycarr Lane:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 3542 Emilycarr Lane; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 3542 Emilycarr Lane;

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 Vacant Land Condominium is consistent with the Provincial Policy Statement, which directs new development to designated growth areas and areas adjacent to existing development;
- the proposed Vacant Land Condominium conforms to the in-force policies of The London Plan including but not limited to Our Tools, Key Directions, and the Neighbourhoods Place Type policies;
- the proposed Vacant Land Condominium conforms to the policies of the Southwest Area Secondary Plan and will implement an appropriate housing form for the North Longwoods Neighbourhood; and,
- the proposed Vacant Land Condominium conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential Designation and will implement an appropriate form of residential development for the site.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.2 Application - 260 Sarnia Road (Z-9246)

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

That, on the recommendation of the Director, Development Services, based on the application by Shana'a Holdings Inc., relating to the property located at 260 Sarnia Road, the proposed by-law appended to the staff report dated December 14, 2020 BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 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 R1 (R1-9) Zone TO a Residential R8 Special Provision (R8-4 ( \_)) Zone;

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

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

- the requested amendment is consistent with the policies of the Provincial Policy Statement, 2020 that encourage efficient development and land use patterns that support the use of transit and active transportation where it exists;
- the recommended amendment conforms to the in-force policies of The London Plan including but limited to the Key Directions, City Design policies, and Neighbourhoods Place Type policies that contemplate townhouses as a primary permitted use where the property has frontage on a Civic Boulevard;
- the requested amendment conforms to the Residential Intensification policies of The London Plan and the 1989 Official Plan which direct intensification to ensure that character and compatibility with the surrounding neighbourhood is maintained. The subject lands represent an appropriate location for Residential Intensification, within the Built-Area Boundary and Primary Transit Area, along a higher-order street at the periphery of an existing neighbourhood. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the requested amendment is consistent with the policies for Near Campus Neighbourhoods in The London Plan and the 1989 Official Plan, insofar as the site is unique within its context and has special attributes that warrant a site-specific amendment to permit the proposed form and intensity of development. As well, the site can reasonably accommodate the use, intensity and form of the proposed use.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**



Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

3.3 Application - Applewood Subdivision - 660 Sunningdale Road East - Application for Zoning By-law Amendment - Request for Revisions to Draft Plan Subdivision 39T-09501 (Z-9243)

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

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Auburn Developments Ltd., relating to portions of the lands located at 660 Sunningdale Road East:

- a) the proposed by-law appended to the staff report dated December 14, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h\*h-100\*h-173\*R1-4(27) Zone TO a Holding Residential R4 Special Provision (h\*h-100\*h-173\*R4-6( )) Zone, FROM a Holding Residential R1/R4 Special Provision (h\*h-100\*h-173\*R1-3)/R1-4(27) Zone TO a Holding Residential R5/R6 Special Provision (h\*h-100\*h-173\*R5-6(\_\_)/R6-5(\_\_)) Zone; Special provisions for the proposed R5-6(\_\_)/R6-5(\_\_) zone would include rear yard decks to encroach in the yard setback as per section 4.27 (5) but may be closer than the stipulated maximum of 1.2m (3.9 feet) permitted;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the proposed red-line revisions to the draft-approved plan of subdivision as submitted by Clawson Group Inc., prepared by Archibald, Gray & McKay Engineering Ltd. (Drawing No. DP 1, Office File: 1442-1 dated June 4, 2020), which shows the amalgamation of Blocks 21-24, Blocks 27-29, Block 26, Block 30 and Streets "H", "J", Moon Street and Luna Crescent SUBJECT TO the conditions contained in staff report dated December 14, 2020 as Appendix 'A-2'; and,
- c) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the proposed red-line revisions to the draft plan of subdivision for Applewood Subdivision, as submitted by Clawson Group Inc.;

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

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

- the recommended zoning amendments and revisions to draft plan of subdivision are considered appropriate and consistent with the Provincial Policy Statement;
- 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 Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential; and,
- the zoning and red-line revisions as proposed are compatible and in keeping with the character of the existing neighbourhood.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

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

None.

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

##### **5.1 Deferred Matters List**

Moved by: S. Lehman

Seconded by: S. Lewis

That the Director, City 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.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

5.2 (ADDED) 1st Report of the London Advisory Committee on Heritage

Moved by: A. Hopkins

Seconded by: S. Lehman

That the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 9, 2020:

a) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road), the following actions be taken:

i) Notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474, as amended, as defined in the staff report dated December 9, 2020 as Appendix B; and,

ii) should no appeals be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act for consent to alter the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road) BE GIVEN subject to the following terms and conditions:

- the mortar used in the adaptive reuse colour match the existing mortar;
- a corrugated sheet metal roof material, as shown in Appendix D6, be used for the roof of the barns and their gable ends;
- the replica concrete piers faithfully replicate the details of the original concrete piers, including the colour and casting details/lines;
- within amendment(s) to this Heritage Alteration Permit, the following details be provided:
  - specifications on the proposed outer windows;
  - specification on the proposed new doors/doorways;
  - specifications on the proposed interior walls of the barns, demonstrating their reversibility, the protection of the interior clay tiles, as well as the cladding/finish of the interior walls;
- mechanical and electrical requirements required to facilitate the adaptive reuse of the barns;
- approval authority for subsequent amendment to this Heritage Alteration Permit required to implement the adaptive reuse of the red barns be delegated to the City Planner;
- the Civic Administration be directed to pursue a Heritage Easement

Agreement with the property owner to define the scope and extent of the interior clay tile required for preservation;

- where possible, the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed; and,
- the property owner commemorate and interpret the cultural heritage value of the barns, the adaptive reuse of the barns, and the three original barns through signage;

it being noted that a verbal delegation from R. Redshaw, MHBC, with respect to this matter, was received;

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 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 iron (metal) with a painted or powder coated finish as depicted in the staff report dated December 9, 2020 as Appendix C; 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 retroactive approval for the alterations to the heritage designated property at 61 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings appended to the staff report dated December 9, 2020 as Appendix C with terms and conditions that all exposed wood be painted within one year of Municipal Council's decision;

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 on English Street, within the Old East Heritage Conservation District, BE PERMITTED;

f) the London Advisory Committee on Heritage 2021 membership with the Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2020, was received; and,

g) clauses 1.1 and 1.2 and 3.1 to 3.3, inclusive, BE RECEIVED for information.

Yeas: (6): P. Squire, S. Lewis, S. Lehman, A. Hopkins, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

## **6. Adjournment**

The meeting adjourned at 4:51 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Application – Draft Plan of Vacant Land Condominium – 3542 Emily Carr Lane 39CD-19516

- Councillor Squire: Thank you very much. Are there any technical questions from the Committee? Councillor Hopkins.
- Councillor Hopkins: Thank you Mr. Chair and through you I have got a question about the h-9281 provision. It's under review, if you could just give me a few more details about that provision.
- Mike Corby, Senior Planner: Sorry, are you referencing the new application for holding provision that just was circulated?
- Councillor Hopkins: That's right. I'm referencing on page 61 the application for the removal of the holding provision 9281 and just trying to understand the sequencing of events here.
- Mike Corby, Senior Planner: Sure. So the holding for that provision for that application was just received and circulated for comment. Basically, no development can occur until those holding provisions are removed but we can move forward with the site plan process and the vacant land condominium process because completing that site plan process will actually allow us to remove a lot of those holding provisions.
- Councillor Hopkins. Thank you.
- Councillor Squire: Any other technical questions only from the Committee? Alright, there being none, we will open it up for public participation. Is there any calls or people in the overflow to make comments? Madam Clerk?
- Catharine Saunders, City Clerk: Thank you Mr. Chair. There are no calls. I would ask if committee room number five could confirm whether there's any members of the public in the committee room regarding this application?
- Councillor Squire: Go ahead. Before you start I just want to indicate that you'll have up to five minutes to make any comments that you might have and we try to, try to hold that strictly to the time limit so that being said, go ahead.
- Scott Allen, MHBC Planning: Thank you Mr. Chair and good afternoon Committee. My name is Scott Allen. I'm with MHBC Planning. We're acting on behalf of the applicant. At this time we just want to express our support for the recommendations of the planning report as presented by Mr. Corby and we'd also like to thank Mr. Corby for his assistance through this process. Thank you and we will gladly answer any questions Committee members may have.
- Councillor Squire: Thank you very much. Not even close to the five minutes. Well done. Any other public comments? It doesn't appear there are any. Am I right? All right then I'll just need a motion to, well, we're not going to close the public participation meeting. We'll go on to the second matter at this point in time.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – Application – 260 Sarnia Road – (Z-9246)

- Councillor Squire: Thank you very much. Are there any technical questions from the Committee? There doesn't appear to be any technical questions so we are going to go to public participation. No calls. Alright. So we'll go to the, there are no telephone calls so we'll go to the committee room for public comment. Thank you very much. Thanks for coming. As I indicated to the previous speaker you'll be allowed five minutes for your presentation and go ahead.
- Thank you Councillor Squire and Committee members. My name is Laverne Kirkness Consulting and Strik Baldinelli Monez Planners and Engineers as it is now and I act for Ayman Shanaa, who is behind me at the back of the room should you have any questions but he is the owner and the proponent of this development. He has owned the property for approximately five years. So, Committee, you have a report and recommendation in front of you. Monica Wu presented to you and we agree with that report and agree with the draft by-law and hope that you'll take that to Council and recommend it but I just want to be clear that basically eight bed, eight units are proposed here. At the front it's two storeys, at the back it's three but it's a total of sixteen bedrooms. I just got a bit confused in the presentation as to twenty-four and eighteen but I want to assure you that it's, they're two bedroom units, they're specifically designed to be smaller with a kind of a household unit to be smaller, that's more manageable. We know that they are students that will likely occupy this. The proponent advises me that in the five years that he's owned the place, he's never needed more than two or three parking spaces in any semester of the University and it's because we're only within a kilometer, half a kilometer of, of the campus itself so people move here, want a place here because they don't have a vehicle and don't want one. David Yuhasz of Zedd Architecture, we feel, really did a great job here and I think we can attest to it because we, it did appear in front of the Urban Design Panel and they were pretty much favourably disposed towards it. They did make some suggestions about reducing pavement and increasing planting area, which we did implement on that final sketch by reducing the, the for example the aisle of six meters to the backyard is now 4.5. We did a lot of reports including stormwater management, sanitary capacity, archaeology, heritage impact, neighbourhood character, land use compatibility, urban design and planning justification so we have really addressed the policy framework and in particular the Near Campus Neighbourhoods which are a rough set of policies to kind of get through but we hope that you would agree that, with the staff report that this is appropriate intensification and meets the policy framework. We did try to deal with the four concerns from the circulation of the application to the public. I suspect that there were somewhere around fifty to seventy-five letters that went out to households in the neighbour, in the neighbourhood. We only got five replies back, four concerns, one in support but we feel that we have addressed those in our site design and our building design and I think the staff really agree and we really appreciate if we go to the very last sentence of their report, Mr. Chairman, I, I can't help but want to read it because I think that that's so true based on these unique attributes which Monica described in terms of the site design and building design features. A site specific amendment for residential intensification at this location is reasonable and serve as a positive and appropriate example for similar, similar locations along the or in the Near Campus neighbourhood areas. I think that stands pretty tall and I sure hope that you would agree with me but I'm here to answer any questions should you have any. Thanks.

- Councillor Squire: Thank you very much Mr. Kirkness. Any other public comments from the committee room? It doesn't appear so and we don't have any calls so what I would like to do now if there's no more input is to close the public participation meeting with regard to items 3.1 and 3.2.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – Applewood Subdivision – 660 Sunningdale Road East – Application for Zoning By-law Amendment – Request for Revisions to Draft Plan Subdivision 39T-09501 (Z-9243)

- Councillor Squire: Thank you very much. I see Councillor Cassidy's here, the Ward Councillor. Welcome. Any technical questions from the Committee or Councillor Cassidy? I'll let you go ahead Councillor Cassidy. You're, you're first.
- Councillor Cassidy: Thank you Mr. Chair. Thanks for recognizing me at your Committee. I have a couple of questions for staff. Number one, I wonder if you could give me, I understand there was a resurveying being done but in real terms, what is the adjustment to the park pathway going to mean?
- Councillor Squire: Go ahead.
- Sean Meksula, Senior Planner: I'm sorry. Through the Chair it had been resurveyed twice in the past two years and with the adjustment, there was just like a minor adjustment so it's very negligible on the survey so it's just readjusting the lines the way they were surveyed so that they're correct at this time.
- Councillor Cassidy: Okay. So just one more Mr. Chair.
- Councillor Squire: Go ahead.
- Councillor Cassidy: So we're changing nine that used to be single-detached blocks, single family blocks and replacing them with a couple of medium multi-family blocks that I see in the report that will mean two hundred twelve units. Can you, do you have an idea of how many individual dwelling units were originally in the plan when it was single-detached?
- Sean Meksula, Senior Planner: Through the Chair, I am not sure how many single-family houses were originally destined for this area. That being said, the original plan of subdivision came through for this was for a cluster development and then it was rezoned to allow for the single detached and now it's going back to the cluster development.
- Councillor Cassidy: Okay. Thanks.
- Councillor Cassidy: Alright. Thank you Councillor. Any other further just technical questions right now? Alright. It doesn't appear, there's nobody on the phone in terms of public participation. Is there anybody in committee room five? One person. Go ahead.
- Thank you very much Mr. Chairman. My name is Paul Hinde, Principal of Tanfield Consulting, representing the Clawson Group. Thank you very much for the opportunity to speak and just briefly we are in support of the staff recommendation going forward to Planning Committee through to Council in the coming months. I appreciate the efforts that Mr. Meksula has undertaken in order to get this to you tonight and we look forward to continuing a development that has been long, long on the books for a number of years. Just to address Councillor Cassidy's couple questions, there was originally pre-2018, the two blocks were zoned for single-family housing but it was in a block nature so the individual lots were not actually created at that time so there wasn't a specific number because it would have been done at a later point when the blocks were divvied up into individual lots but this redline revision is to go back to the pre-



2018 time frame when it was two blocks for multi-family, multi-family cluster housing. As you're fully aware, that form of development is very sought after right now and it's really to recognize a change in market conditions once again over the years as this subdivision has been on the books for well over a decade and slowly proceeding now. Thank you very much.

- Councillor Squire: Thank you very much and if we have any questions for you we'll, we'll ask you. Anybody else in committee room five? No other public participation then? Alright. I just need a motion to close the public participation meeting.

# Community and Protective Services Committee

## Report

The 2nd Meeting of the Community and Protective Services Committee  
December 15, 2020

**PRESENT:** Councillors J. Helmer (Chair), S. Lewis , M. Salih, A. Kayabaga, S. Hillier, Mayor E. Holder

**ALSO PRESENT:** J.Bunn, M. Schulthess and J. Taylor

Remote attendance: C. Cooper, K. Dickins, O. Katolyk, G. Kotsifas, A. Macpherson, L. Marshall, D. Popodic, C. Saunders, C. Smith, S. Stafford and T. Wellhauser

The meeting was called to order at 4:01 PM; it being noted that the following Members were in remote attendance: Mayor E. Holder, Councillors S. Hillier, A. Kayabaga and M. Salih

### 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 2.4 to 2.7 BE APPROVED.

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

#### 2.1 3rd Report of the Accessibility Advisory Committee

Moved by: E. Holder

Seconded by: A. Kayabaga

That the following actions be taken with respect to the 3rd Report of the Accessibility Advisory Committee, from the meeting held on November 26, 2020:

a) Jay Menard BE APPOINTED as the interim Accessibility Advisory Committee representative to the Community Diversity and Inclusion Strategy (CDIS) Leadership Table; it being noted that a permanent representative will be appointed in early 2021;

b) Jay Menard, Chair, Accessibility Advisory Committee (ACCAC) BE GRANTED authority to draft a summary of comments from ACCAC members with respect to the City of London 2021 Budget Update for submission to the Strategic Priorities and Policy Committee; and,

c) clauses 1.1, 2.1 to 2.3 and 5.2, BE RECEIVED.

**Motion Passed**

2.4 Irregular Result - Request for Proposal 20-63 - Contract Award Recommendation for Homeless Prevention Resting Spaces

Moved by: E. Holder

Seconded by: A. Kayabaga

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home and Manager, Purchasing and Supply, with the concurrence of the Director, Financial Services and the City Manager, the following actions be taken with respect to the staff report dated December 15, 2020 related to a Contract Award Recommendation for Homeless Prevention Resting Spaces:

- a) the Request for Proposal 20-63 BE AWARDED to the London Cares Homeless Response Service and Canadian Mental Health Association Elgin-Middlesex for a combined total funding amount of \$992,000 in 2021 to provide Resting Spaces, with an option to renew for up to two (2) additional one (1) year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability throughout the City of London and/or other funding sources; it being noted that the proposals submitted by all proponents meet the City's requirements and are in compliance with the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- c) the approval, given herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreement with the London Cares Homeless Response Service and Canadian Mental Health Association Elgin-Middlesex. (2020-S11)

**Motion Passed**

2.5 Update on Urgent Transitional and Modular Supported Housing Development Report on July 15, 2020

Moved by: E. Holder

Seconded by: A. Kayabaga

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated December 15, 2020 related to an update on urgent transitional and modular supported housing:

- a) the Civic Administration BE DIRECTED to continue advancing opportunities to develop additional properties to create up to 150 units;
- b) the financing for the modular housing development at 122 Baseline Road BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE DIRECTED to develop communication strategies to engage impacted communities including required communications from City of London, Development and Compliance Services as well as a 'Get Involved' survey for Londoners to provide feedback about affordable housing; and,
- d) the above-noted staff report BE RECEIVED. (2020-S11)

**Motion Passed**

2.6 345 Sylvan Street and Stabilization Space Update

Moved by: E. Holder

Seconded by: A. Kayabaga

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the staff report dated December 15, 2020 related to an update on the 345 Sylvan Street and stabilization space:

- a) the Acting Managing Director, Housing, Social Services and Dearness Home, in partnership with the Housing Development Corporation, London (HDC), BE DIRECTED to prepare the property located at 345 Sylvan Street for a zoning by-law amendment which promotes a range of uses that conform to the Official Plan up to and including demolition of the existing structure as deemed necessary;
- b) the Civic Administration BE DIRECTED to pursue Federal and Provincial funding opportunities for preparing the property located at 345 Sylvan Street that promote a range of uses that conform to the Official Plan; and,
- c) the Civic Administration BE DIRECTED to continue to pursue operational funding opportunities and secure alternate locations for the operation of stabilization spaces, as intended within the scope of the Council approved Core Area Action Plan (CAAP). (2020-S11)

**Motion Passed**

2.7 Parkland Acquisition Costs Within Subdivision Plan 33M-757

Moved by: E. Holder

Seconded by: A. Kayabaga

That, on the recommendation of the Managing Director, Parks and Recreation, on the advice of the Division Manager, Parks Planning and Operations and on the advice and with the concurrence of the Manager of Realty Services, the following actions be taken with respect to the Parkland Acquisition related to specific requirements within Subdivision Plan 33M-757, as shown on the Location Map appended to the staff report dated December 15, 2020, further described as Blocks 131, 135, 137, 138 and 147, in the City of London, County of Middlesex, for the purpose of parkland for the Edge Valley Subdivision and to ensure that the Thames Valley Parkway can continue to be extended along the river valley edge:

- a) the cost of land acquisition, as agreed between The Corporation of the City of London and Drewlo Holdings Inc., for the City to acquire lands to be used for parkland and open space purposes for the total sum of \$712,746.10, BE ACCEPTED;
- b) the offers submitted by Drewlo Holdings Inc. (the "Vendor"), as appended to the above-noted staff report as Appendices "B", "C" and "D", to sell the subject property to the City, for the sum of \$712,746.10, BE ACCEPTED, subject to the approval of the above-noted budget;
- c) the source of financing for this acquisition, as set out in the Source of Financing Report, as appended to the above-noted staff report, BE APPROVED; and,
- d) subject to the above-noted approvals, the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on January 12, 2021, to:
  - i) authorize and approve the Agreements, as appended to the above-noted by-law, being Purchase and Sale Agreements between The

Corporation of the City of London and Drewlo Holdings Inc. for Blocks 131, 135, 137, 138 and 147 in Registered Plan 33M-757; and,  
ii) authorize the Mayor and the City Clerk to execute the above-noted Agreements. (2020-D12)

**Motion Passed**

2.2 East Lions Community Centre Construction Update

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the Managing Director, Parks and Recreation and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the East Lions Community Centre Construction Update:

a) the report dated December 15, 2020, with respect to the above-noted matter, BE RECEIVED;

b) the existing contract with MacLennan Jaunkalns Miller Architects Ltd., BE INCREASED by \$426,230.00, to an upset limit of \$1,515,430.00 (excluding HST), in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report; and,

d) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the project. (2020-R05B)

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

2.3 Single Source Procurement of Resting Spaces (Single Source #SS20-29) and Programs (Single Source #SS20-37) for Indigenous Individuals Experiencing Homelessness

Moved by: A. Kayabaga

Seconded by: S. Lewis

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, with the concurrence of the Director, Financial Services, the following actions be taken with respect to the staff report dated December 15, 2020, related to the Single Source Procurement of Resting Spaces and Programs for Indigenous Individuals Experiencing Homelessness:

a) a contract BE AWARDED to Atlohsa Family Services, up to a maximum funding amount of \$225,000 for the period up to March 31, 2021, to provide programs for Indigenous individuals and families experiencing homelessness with an option to renew for up to two (2) additional one (1) year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability through the City of London, and/or other funding sources;

b) a contract BE AWARDED to Atlohsa Family Services for a total funding amount of \$250,000 in 2021 to provide Resting Spaces for

Indigenous individuals and families experiencing homelessness, with an option to renew for up to two (2) additional one (1) year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability;

c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to these projects; and,

d) that the approval given, herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreement with Atlohsa Family Services. (2020-S11)

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

**4.1 Core Area Free Parking - Request for Delegation Status - A. Valastro**

That the following actions be taken with respect to the communication from A. Valastro, as appended to the agenda, related to a request for delegation with respect to Core Area Free Parking:

a) the above-noted request for delegation BE APPROVED; and,

b) the above-noted communication and verbal delegation from A. Valastro BE RECEIVED.

**Motion Passed**

Voting Record:

Moved by: M. Salih

Seconded by: A. Kayabaga

Motion to approve the delegation request.

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

Moved by: M. Salih

Seconded by: A. Kayabaga

Motion to receive the communication and delegation.

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

4.2 Eldon House Board of Directors Membership - M. Donachie, Board Chair

Moved by: S. Lewis

Seconded by: E. Holder

That the City Clerk BE DIRECTED to bring forward to a future meeting of the Municipal Council a by-law to incorporate the proposed amendments to the Eldon House Corporation by-law, as requested by the Eldon House Corporation Board of Directors as outlined in the communication dated November 24, 2020, from M. Donachie, Eldon House Corporation. (2020-C12)

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

4.3 Priorities for This Council Year Discussion - Councillor J. Helmer

Moved by: S. Lewis

Seconded by: J. Helmer

That the communication from Councillor J. Helmer, with respect to a discussion on the priorities of the Community and Protective Services Committee (CPSC) for the current Council year, BE RECEIVED; it being noted that the CPSC held a general discussion with respect to this matter. (2020-C04)

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

Moved by: S. Lewis

Seconded by: A. Kayabaga

That the following actions be taken with respect to the Deferred List for the Community and Protective Services Committee, as at December 7, 2020:

a) items 1, 2, 13 and 14, on the above-noted Deferred Matters List, BE REMOVED; and,

b) the above-noted Deferred Matters List BE RECEIVED.

Yeas: (6): J. Helmer, S. Lewis, M. Salih, A. Kayabaga, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

**6. Adjournment**

The meeting adjourned at 4:59 PM.

# Strategic Priorities and Policy Committee

## Report

1st Special Meeting of the Strategic Priorities and Policy Committee  
December 7, 2020

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

ALSO PRESENT: M. Ribera, C. Saunders, M. Schulthess, B. Westlake-Power

Remote Attendance: L. Livingstone, A. Barbon, J. Bunn, B. Card, K. Dickins, G. Elliott, G. Kotsifas, L. Morris, S. Mathers, J.P. McGonigle, D. MacRae, K. Murray, J. Raycroft, K. Scherr, C. Smith, B. Somers, S. Stafford

The meeting is called to order at 4:04 PM, with Mayor E. Holder in the Chair; it being noted that the following Members were in remote attendance: Mayor E. Holder, and Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga and S. Hillier

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

None.

### 3. Scheduled Items

#### 3.1 Public Participation Meeting - Not to be heard before 4:00 PM - 2021 Budget

Moved by: M. Cassidy  
Seconded by: A. Hopkins

That the following written submissions for the 2021 - 2023 Multi-Year Budget 2020 Public Participation Meeting BE RECEIVED for consideration by the Municipal Council as part of its 2020 Multi-Year approval process:

a communication dated November 29, 2020 from C. Butler; and  
a communication dated November 30, 2020 from V. Lubrano III;

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

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)**

Additional Votes:

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

Motion to open the Public Participation Meeting.



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)**

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

Motion to close the Public Participation Meeting.

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)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 5:41 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 Public Participation Meeting – 2021 Budget Update

- J. Fontana – downtown resident – speaking with respect to the extraordinary times we are in and noting that a tax increase of 3.8% is highly irresponsible; requesting a tax freeze; noting that small business needs support, and this is not the time to raise taxes.
- A.M. Valastro – 123 John Street – speaking about the necessary revisions to the tree by-law, and the consensus that was presented at the first public participation meeting; this is not a big strain on the budget; noting the need to have additional by-law enforcement and move away from road-widening projects; and indicating frustration that staff and Council have not upheld the wishes of residents; focus on basics.
- M. Latino – lives in north-east part of town; call to leaders to act with a moral courage; noting the frustrations of citizens, a few months into summer – unprecedented number of Londoners coming together – Black Lives Matter; suggesting that the budget doesn't reflect trust in the community and the budget assumes that the police should be enhancing the lives of marginalized communities; cops are trusted. Basic reading of budget reveals this – call on leaders to act with a moral courage to trust communities to find solutions and requesting that Council align the budget to this, not police.
- A. Kane – BLM London – noting that there is a point in history, where there is a need to end the police; defund the police; police violence on black and indigenous lives; need to have actionable changes to defend us, not by funding the police; the purpose of divesting London police and creating alternatives – unarmed mediation teams, non-criminal incidents, mental health ambulances, unarmed traffic enforcement, etc.; noting that the safest communities have the most resources, not police; need to end police brutality, just like slavery and segregation.
- G. Harper – on behalf of BLM – defund the police; move budget to other areas – shift priorities; police training is not conducive to many of the calls that they have; shift funding to social services – better use of funds; understand the limitations of the police – paperwork should not be the focus of their time; more police does not solve crime; move funding to other sectors to reduce need; increase police does not make all of us safe and experts have written extensively about this matter; need not be another black youth growing up in a white society.
- D. Turris – speaking in favour of the business case for film – and in support of the proposed business cases before the committee; sharing their background and experience; noting that London has opportunity to participate in the film and television and that this would be an economic boost – creates opportunities in the community; have the training at Fanshawe and Western – then graduates leave, the establishment of the film office will keep them in London.
- J. Windatt – speaking in support of the film industry business case, and the amendment from Councillors van Holst and Squire; noting that they are a business owner, and event organizer; with pandemic all events were cancelled, now working in media; unprecedented hardship to own business and economy; media-based entertainment is in every home; industry has reacted quickly to COVID protocols; this would bring jobs and production \$ into local economy; facilitate a future for graduating students; great things are possible with initiative.

- Caller #1 – S. Franke – ward 11 resident – suggesting that emissions continue to rise, notwithstanding initial drop at the beginning of the pandemic; requesting funding allocations to climate change; noting the August update – screening to apply to future transportation projects; suggest that all projects go through this and a public screening process; make available to the public prior to any funding – the climate screening tool; noting cost mitigation opportunities that would also save money; suggesting that this is not a business as usual year; every budget requires evaluation through the screening tool, with a report to Council prior to any budget allocation.
- Caller #2 – A. Tucker – 280 Queens Avenue – submitted some information about sustainable development – in terms of an island; raising several questions related to the Core Area Action Plan and the associated funding for this; questioning the need.

Caller #3 – N. Evans – Congress of Black Woman – noting that they are alarmed by the wellness checks that have gone wrong; the organization understands the importance of policing, however it must be noted that the police are not equipped to manage the volume mental health emergencies; need to examine the possibility of redirecting funding to better trained response teams; suggesting the need to hire more black and indigenous officers; increase funding to social services; redirect funding into black community projects and away from the police budget.

- Caller #4 – A. van der Voort – speaking in support of growing the film sector in London; suggesting that Council plan ahead to support this industry; there a number of resources existing already in London; support the film industry here in London.
- Caller #5 – R. Carver, Associate Dean, School of Contemporary Media Fanshawe College Faculty of Creative Industries – speaking in support of the film industry in London; noting their work with staff on the business case, and now is the time for this in London; Fanshawe is a key participant; without it, will mean that London is under-represented; suggesting that there is spin off industry – including costuming, hoteling, etc.; there is anticipate a surge in demand, during and after COVID.
- Caller #6 – M. Amadasun – Argyle resident; noting their personal experience with systemic racism; discrimination and systemic racism exists, we all have a part to play – speaking in support of defunding the police by no less than 15%; the police do not keep us safe; doubling support of housing, long-term care, public service support; suggesting training to be made available to all government employees about unconscious bias; training needs to be from those communities who are being discriminated against; need more representation in the workforce, and this would minimize or reduce discrimination; funding and investment in the black community – give tools and access for various systems, so that all voices are at the table.
- Caller #7 – second paragraph in the budget – confirmed commitment – this needs to be followed-up by defunding the police budget; be that change – reallocate funding to addiction services, housing and recovery services.
- Caller #8 – S. Lewkowitz – this option is an important equity option in the process; speaking on behalf of the Urban League; support the call from Black Lives Matter, solidarity needs to be backed up with action; open the discussion on the police budget; suggesting that the pandemic has not affected everyone equally; the anti-racism lens is a good first step – but we require a full equity lens – make this a priority; only way to make this happen; historic investments – vital

that investments continue, austerity is detrimental; need to invest in services that support all people; asking for an additional budget public participation meeting, following the debate, and the establishment of Council priorities.

- Caller #9 – M. McIntosh – Londoner since 1978 – proud to be a Londoner, Black London Network – faith-based network; first-hand experience of black Londoners and black organizations; put investment into black organizations that support the community and anti-oppression racism; community grant program to support anti-black and all racism forms; money is a barrier, access funding comes with many barriers; common systemic barrier is the criteria to qualify for funding; requires that partnership is necessary to access funding opportunities; community grant process – extend anti-racism funding across multi-year budgets; demonstration of sustained commitment, but finding additional funding for additional anti-black racism initiatives; noting that action is required and the multi-year budget needs to support black-led organizations.
- Caller #10 – K. Web – resident of London – stating a land acknowledgement and urging Council to start meetings with an indigenous land acknowledgement; police is 18%, which is very high – this needs to be cut in half and allocated to social services, housing community services.
- Caller #11 – D. Day – resident – London police service is 18% of budget vs 2-3% for housing; increasing housing will reduce needs in other areas, including hospitalization; noting that people of colour are disproportionately negatively affected.
- Caller #12 – M. Metcalf - Vice President External Affairs University Students' Council – speaking in support of transit funding; advocating for some policy change related to accessible and reliable transit; noting decrease in service time is disproportionality affecting marginalized communities; restore services to 100%, for the safety of students; suggesting COVID has not affected every Londoner the same; speaking against the delay on the implementation of the green bin.
- Caller #13 – M. Moussa – requesting the removal \$13 million – for the consultation for new city hall; removal, not deferral – new city hall needs to come off the table, and allow the rate-payers to comment; money should be spent on infrastructure; doesn't like multi-year budgets; city hall consultants cost is excessive and needs to be removed.
- Caller #14 – D. Aboud – speaking in support of the business case for the film industry; noting this is a growing opportunity, including for job creation; attraction of crews, money from production companies, a great deal that can be taken in by the City of London; graduates from London's 2 great film schools leave the City – job creation is for all walks of life; strongly urge the funding of an office and believes that London can be successful in this realm.

# Strategic Priorities and Policy Committee Report

2nd Meeting of the Strategic Priorities and Policy Committee - BUDGET  
December 10, 2020

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

**ALSO PRESENT:** Z. Nsair, M. Ribera, C. Saunders, M. Schulthess, B. Westlake-Power

Remote Attendance: L. Livingstone, A.L. Barbon, G. Barrett, B. Card, M. Butlin, I. Collins, J. Davies, K. Dickins, M. Galczynski, G. Kotsifas, M. Liu, A. Macpherson, D. MacRae, S. Mathers, J.P. McGonigle, K. Murray, K. Scherr, E. Skalski, C. Smith, B. Somers, S. Stafford, J. Stanford, J. Taylor, B. Warner

The meeting is called to order at 9:32 AM; it being noted that the following Members were in remote attendance: Mayor E. Holder, Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga and S. Hillier.

## 1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest in matters associated with the funding for the Middlesex London Health Unit (MLHU), by indicating that the MLHU is his employer. Councillor S. Turner further discloses a pecuniary interest in matters associated with children's services, specifically with funding for EarlyON, by indicating that his spouse is employed by Childreach.

Councillor P. Van Meerbergen discloses a pecuniary interest in matters associated with childcare, by indicating that his spouse operates a daycare business.

Councillor J. Helmer discloses a pecuniary interest in the golf operating budget, by indicating that his father is an employee of the National Golf Course Owners Association, and the City is a member of the Association.

## 2. Consent

None.

## 3. Scheduled Items

### 3.1 2021 Budget Overview Presentation

That it BE NOTED that the 2021 Budget Overview presentation from the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer was received.

## 4. Items for Direction

### 4.1 Review of Budget Amendments (2021 to 2023 totals: rounded to the closest \$1,000)

That the following actions be taken with respect to the 2021 Annual Budget Update:

- a) Case #1 - RBC Place London - Promissory Note Forgiveness - Operating Expenditure (\$72,000); Net Levy \$0, BE APPROVED;

- b) Case #2 - RBC Place - Revised Capital Plan - Capital Expenditure \$166,000; Net Levy \$0, BE APPROVED;
- c) Case #3 - Recycling and Composting - Repair of Material Recovery Facility Fire Suppressant System - Capital Expenditure \$800,000; Net Levy \$0, BE APPROVED;
- d) Case #4 - Children's Services - Reduction in Required Investment in 2021 due to impacts of COVID-19 - Operating Expenditure (\$1,630,000); Net Levy (\$1,630,000), BE APPROVED;
- e) Case #5 - Middlesex-London Health Unit - Increased Funding by the Ministry of Health in 2021 - Operating Expenditure (\$610,000); Net Levy (\$610,000), BE APPROVED;
- f) Case #6 - Ontario Works - Reduction in Investment in 2021 in Connection with Impacts of COVID-19 - Operating Expenditure (\$425,000); Net Levy (\$425,000), BE APPROVED;
- g) Case #7 - Corporate Services - Administrative Recoveries from Water, Wastewater and Treatment and Joint Water Boards - Operating Expenditure \$0; Net Levy (\$1,582,000), BE APPROVED;
- h) Case #8 - Other Related Financing - Reduction to Corporate Contingency Budget - Operating Expenditure (\$1,900,000); Net Levy (\$1,900,000), BE APPROVED;
- i) Case #9 - Parks and Recreation - Implementation of Strategic Objectives Related to Growing a Film Sector in London
  - i) the document entitled "London Community Ideas for Film Industry Development", as submitted by Councillors M. van Holst and P. Squire, BE REFFERED to the Civic Administration for consideration;
  - ii) Business Case #9 - Implementation of Strategic Objectives Related to Growing a Film Sector in London BE AMENDED to increase the annual funding allocation to \$300,000; and
  - iii) the above-noted amended Business Case #9 BE FURTHER AMENDED by revising the source of funding to be from the Economic Development Reserve Fund;
- j) Case #10 - Revised Implementation - 60% Waste Diversion Action Plan - Operating Expenditure (\$3,750,000); Net Levy (\$3,750,000), BE APPROVED; and,
- k) Case #4B - City of London Infrastructure Gap, BE AMENDED to have annual contributions as follows:
  - 2021 - 1,000,000
  - 2022 - 1,750,000
  - 2023 - 2,500,000

**Motion Passed**

Voting Record:

Moved by: S. Lewis

Seconded by: E. Pelosa

That the following actions be taken with respect to the 2021 Annual Budget Update:

- a) Case #1 - RBC Place London - Promissory Note Forgiveness - Operating Expenditure (\$72,000); Net Levy \$0, BE APPROVED;
  - b) Case #2 - RBC Place - Revised Capital Plan - Capital Expenditure \$166,000; Net Levy \$0, BE APPROVED;
  - f) Case #6 - Ontario Works - Reduction in Investment in 2021 in Connection with Impacts of COVID-19 - Operating Expenditure (\$425,000); Net Levy (\$425,000), BE APPROVED;
  - g) Case #7 - Corporate Services - Administrative Recoveries from Water, Wastewater and Treatment and Joint Water Boards - Operating Expenditure \$0; Net Levy (\$1,582,000), BE APPROVED;
  - h) Case #8 - Other Related Financing - Reduction to Corporate Contingency Budget - Operating Expenditure (\$1,900,000); Net Levy (\$1,900,000), 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)**

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

- c) Case #3 - Recycling and Composting - Repair of Material Recovery Facility Fire Suppressant System - Capital Expenditure \$800,000; Net Levy \$0, 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)**

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

- d) Case #4 - Children's Services - Reduction in Required Investment in 2021 due to impacts of COVID-19 - Operating Expenditure (\$1,630,000); Net Levy (\$1,630,000), BE APPROVED;

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

Recuse: (2): P. Van Meerbergen, and S. Turner

**Motion Passed (13 to 0)**

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

- e) Case #5 - Middlesex-London Health Unit - Increased Funding by the Ministry of Health in 2021 - Operating Expenditure (\$610,000); Net Levy (\$610,000), BE APPROVED;

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

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

Moved by: M. van Holst

Seconded by: P. Squire

i) Case #9 - Parks and Recreation - Implementation of Strategic Objectives Related to Growing a Film Sector in London -Operating Expenditure \$600,000; Net Levy \$0, BE APPROVED;

**Amendment:**

Moved by: M. van Holst

Seconded by: P. Squire

That the following actions be taken with respect to Business Case #9:

a) the attached document entitled "London Community Ideas for Film Industry Development" BE REFERRED to the Civic Administration for consideration; and,

b) Business Case #9 (ADDED) – Parks and Recreation – Implementation of Strategic Objectives Related to Growing a Film Sector in London" BE AMENDED to increase the annual funding allocation to \$300,000

Moved by: M. van Holst

Seconded by: P. Squire

Motion to approve part a) of the amendment, as follows:

That the following actions be taken with respect to Business Case #9:

a) the attached document entitled "London Community Ideas for Film Industry Development" BE REFERRED to the Civic Administration for consideration; and,

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 to approve part b) of the amendment as follows:

b) Business Case #9 (ADDED) – Parks and Recreation – Implementation of Strategic Objectives Related to Growing a Film Sector in London" BE AMENDED to increase the annual funding allocation to \$300,000



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

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

**Motion Passed (11 to 4)**

Moved by: M. van Holst

Seconded by: P. Squire

Motion to approve Business Case #9, as amended.

**Amendment:**

Moved by: J. Helmer

Seconded by: S. Lewis

That Business Case #9 Parks and Recreation - Implementation of Strategic Objectives Related to Growing a Film Sector in London, as amended, BE FURTHER AMENDED to have the source of funding be the Economic Development Reserve Fund.

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

Nays: (1): A. Hopkins

**Motion Passed (14 to 1)**

Moved by: M. van Holst

Seconded by: P. Squire

Approve Business Case #9, as further amended.

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

Nays: (2): A. Hopkins, and S. Turner

**Motion Passed (13 to 2)**

Moved by: P. Squire

Seconded by: S. Lehman

That the Strategic Priorities and Policy Committee recess at this time.

**Motion Passed**

The Strategic Priorities and Policy Committee recesses at 11:45 AM and reconvenes at 11:53 AM.

Moved by: S. Lewis

Seconded by: S. Lehman

j) Case #10 - Revised Implementation - 60% Waste Diversion Action Plan - Operating Expenditure (\$3,750,000); Net Levy (\$3,750,000), 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)**

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

That the Strategic Priorities and Policy Committee recess at this time.

The Strategic Priorities and Policy Committee recesses at 12:50 PM and reconvenes at 1:23 PM.

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

That Business Case #4B: City of London Infrastructure Gap, BE REDUCED by \$500,000 annually, with the revised tax levy impacts to be as follows:

2021 - 1,000,000  
2022 - 1,250,000  
2023 - 1,500,000

**Amendment:**

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

That the proposed amendment to Business Case 4B BE AMENDED to have contributions as follows:

2021 - 1,000,000  
2022 - 1,750,000  
2023 - 2,500,000

Yeas: (9): Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelozo, and A. Kayabaga

Nays: (6): S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, and S. Hillier

**Motion Passed (9 to 6)**

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

Approve the revision to BC #4B, as amended.

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

Nays: (1): S. Turner

**Motion Passed (14 to 1)**

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

That Business Case 7B: Core Area Action Plan, BE AMENDED by reducing the annual allocation for 2021, 2022 and 2023, in the amount of \$825 K, to eliminate the 4 year Core Area Ambassador Pilot Program.

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

Nays: (11): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, A. Hopkins, E. Pelozza, A. Kayabaga, and S. Hillier

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

**Motion Failed (2 to 11)**

#### 4.2 Reserves and Reserve Funds Overview

Moved by: E. Pelozza

Seconded by: S. Lewis

That the recommendations for items 4.2, 4.3 and 4.4 BE APPROVED.

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

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

**Motion Passed (13 to 0)**

That the Reserves and Reserve Funds Overview BE RECEIVED; it being noted projections are subject to annual review and adjustment.

#### 4.3 Debt Overview

That the Debt Overview BE RECEIVED for information.

#### 4.4 Reconciliation of the Tabled Budget to Public Sector Accounting Board Budget

That the reconciliation of the tabled budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

Moved by: A. Hopkins

Seconded by: E. Pelozza

That the Strategic Priorities and Policy Committee recess at this time.

**Motion Passed**

The Strategic Priorities and Policy Committee recesses at 2:21 PM and reconvenes at 2:35 PM.

#### 4.3 Debt Overview

That the Debt Overview BE RECEIVED for information.

#### 4.4 Reconciliation of the Tabled Budget to Public Sector Accounting Board Budget

That the reconciliation of the tabled budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

#### 4.5 Operating Budget

That in accordance with section 291(4)(c) of the *Municipal Act, 2001*, as amended, the following actions be taken with respect to the operating budget (Appendix A):

a) Middlesex-London Health Unit

- i) the revised 2021 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$6,095,059 and net amount of \$6,095,059;
- ii) the revised 2022 to 2023 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$13,409,130 and net amount of \$13,409,130.

b) Golf

- i) the revised 2021 budget for Golf BE APPROVED in the gross amount of \$3,695,630 and net amount of \$40,255;
- ii) the revised 2022 to 2023 budget for Golf BE APPROVED in the gross amount of \$7,528,799 and net amount of \$132,626.

c) Children's Services

- i) the revised 2021 budget for Children's Services BE APPROVED in the gross amount of \$60,972,901 and net amount of \$9,902,857;
- ii) the revised 2022 to 2023 budget for Children's Services BE APPROVED in the gross amount of \$123,574,350 and net amount of \$20,073,508.

d) All Other Areas

- i) the revised 2021 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the net amount of \$657,542,662 after recognizing \$8,852,749 of increased taxation from assessment growth; and 2021 gross expenditures equal to \$968,398,612;
- ii) the revised 2022 to 2023 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the gross amount of \$2,015,476,425 and net amount of \$1,389,138,809;

e) Total Budget

- i) it being noted that the revised total 2021 tax levy is the net amount of \$673,580,833 after recognizing \$8,852,749 of increased taxation from assessment growth; and total 2021 gross expenditures equal to \$1,039,162,202; and,
- ii) it being noted that the revised total 2022 to 2023 forecasted tax levy is equal to the gross amount of \$2,159,988,704 and net amount of \$1,422,754,073.

Absent: (1): S. Turner

**Motion Passed**

Voting Record:

Moved by: J. Helmer

Seconded by: Mayor E. Holder

Motion to approve part a)

That in accordance with section 291(4)(c) of the *Municipal Act, 2001*, as amended, the following actions be taken with respect to the operating budget (Appendix A):

a) Middlesex-London Health Unit

i) the revised 2021 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$6,095,059 and net amount of \$6,095,059;

ii) the revised 2022 to 2023 budget for Middlesex-London Health Unit BE APPROVED in the gross amount of \$13,409,130 and net amount of \$13,409,130.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

Moved by: A. Hopkins

Seconded by: S. Lewis

Motion to approve part b)

b) Golf

i) the revised 2021 budget for Golf BE APPROVED in the gross amount of \$3,695,630 and net amount of \$40,255;

ii) the revised 2022 to 2023 budget for Golf BE APPROVED in the gross amount of \$7,528,799 and net amount of \$132,626.

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

Nays: (1): A. Kayabaga

Recuse: (1): J. Helmer

Absent: (1): S. Turner

**Motion Passed (12 to 1)**

Moved by: S. Lehman

Seconded by: M. Cassidy

Motion to approve part c)

c) Children's Services

i) the revised 2021 budget for Children's Services BE APPROVED in the gross amount of \$60,972,901 and net amount of \$9,902,857;

ii) the revised 2022 to 2023 budget for Children's Services BE APPROVED in the gross amount of \$123,574,350 and net amount of \$20,073,508.

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

Recuse: (1): P. Van Meerbergen

Absent: (1): S. Turner

**Motion Passed (13 to 0)**

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

Motion to approve part d)

- d) All Other Areas
  - i) the revised 2021 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the net amount of \$657,542,662 after recognizing \$8,852,749 of increased taxation from assessment growth; and 2021 gross expenditures equal to \$968,398,612;
  - ii) the revised 2022 to 2023 budget, excluding Middlesex-London Health Unit, Golf, and Children's Services BE APPROVED in the gross amount of \$2,015,476,425 and net amount of \$1,389,138,809;

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Pelosa, A. Kayabaga, and S. Hillier  
Nays: (1): P. Van Meerbergen

Absent: (1): S. Turner

**Motion Passed (13 to 1)**

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

Motion to approve part e)

- e) Total Budget
  - i) it being noted that the revised total 2021 tax levy is the net amount of \$673,580,833 after recognizing \$8,852,749 of increased taxation from assessment growth; and total 2021 gross expenditures equal to \$1,039,162,202; and,
  - ii) it being noted that the revised total 2022 to 2023 forecasted tax levy is equal to the gross amount of \$2,159,988,704 and net amount of \$1,422,754,073.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, E. Pelosa, A. Kayabaga, and S. Hillier

Nays: (1): P. Van Meerbergen

Absent: (1): S. Turner

**Motion Passed (13 to 1)**

#### 4.6 Capital Budget

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

That, in accordance with section 291(4)(c) of the Municipal Act 2001, as amended, the following actions be taken with respect to the capital budget (Appendix B), it being noted the 2021, 2022 and 2023 budget figures reflect the exclusion of the Master Accommodation Plan as approved via the "Master Accommodation Plan Update and Procurement Process" report (SPPC, Nov 17, 2020, Agenda Item 2.1) approved at the Council meeting on November 24, 2020:

a) the amended 2021 capital budget BE READOPTED in the amount of \$228,419,000.

b) the amended 2022 capital budget BE READOPTED in the amount of \$290,668,000.

c) the amended 2023 capital budget BE READOPTED in the amount of \$392,039,000.

d) the amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$1,546,794,000.

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

Nays: (1): P. Van Meerbergen

Absent: (1): S. Turner

**Motion Passed (13 to 1)**

#### 4.7 By-laws regarding Tax Levy, Operating and Capital Budgets

Moved by: Mayor E. Holder

Seconded by: E. Pelozza

That the Civic Administration BE DIRECTED to bring forward any necessary by-laws regarding tax levy, the operating and capital budgets for introduction at Municipal Council.

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

Absent: (1): S. Turner

**Motion Passed (14 to 0)**

#### 4.8 Water and Wastewater and Treatment Services

Moved by: S. Lewis

Seconded by: J. Helmer

That in accordance with section 291(4)(c) of the *Municipal Act, 2001*, as amended, the following actions be taken with respect to the 2021 to 2023 operating budgets and 2021 to 2023 capital budgets and associated forecasts for Water and Wastewater and Treatment Services:

a) the 2021 to 2023 operating budget for Water Services BE READOPTED in the amount of \$271,713,000;

b) the 2021 to 2023 capital budget for Water Services BE READOPTED in the amount of \$157,289,000;

c) the 2024 to 2029 capital forecast for Water Services BE APPROVED in principle in the amount of \$278,507,000;

it being noted that all rates and charges related to the provision of Water Services were increased by 2.5% effective January 1, 2020, as approved by Council on November 26, 2019, and will be increased 2.5% effective January 1 each year for 2021 to 2023 as approved by Council on October 27, 2020;

d) the 2021 to 2023 operating budget for Wastewater and Treatment Services BE READOPTED in the amount of \$341,149,000;

e) the 2021 to 2023 capital budget for Wastewater and Treatment Services BE READOPTED in the amount of \$280,300,000; and

f) the 2024 to 2029 capital forecast for Wastewater and Treatment Services BE APPROVED in principle in the amount of \$599,818,000;

it being noted that all rates and charges relating to the provision of Wastewater and Treatment Services were increased by 2.5% effective January 1, 2020, as approved by Council on November 26, 2019, and will be increased 2.5% effective January 1, 2021, 2.7% effective July 1, 2021, and 2.5% effective January 1 each year for 2022 and 2023 as approved by Council on October 27, 2020.

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

**Motion Passed (15 to 0)**

#### 4.9 Water and Wastewater and Treatment Reserves & Reserve Funds

Moved by: J. Helmer

Seconded by: Mayor E. Holder

That the following 2020 to 2023 Multi-Year Budget overviews BE RECEIVED for information:

a) Reserves/Reserve Funds Overview - Water; and,

b) Reserves/Reserve Funds Overview - Wastewater and Treatment.

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)**

#### 4.10 Reconciliation of the Tabled Water Budgets to Public Sector Accounting Board Budget

Moved by: S. Lewis

Seconded by: A. Hopkins

That the reconciliation of the tabled budgets to the Public Sector Accounting Board financial statement budget 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)**

### 5. Deferred Matters/Additional Business

#### 5.1 (ADDED) Additional Budget Submissions



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

That the following communications BE RECEIVED with respect to the 2021 Budget update:

a communication dated December 7, 2020 from the Accessibility Advisory Committee;  
a communication dated December 6, 2020 from Shawna Lewkowicz, President, Urban League of London;  
a communication dated December 7, 2020 from Kirk Jarrett, Animal Coordinator and Film Service Provider;  
a communication dated December 7, 2020 from Joan Martin; and  
a communication dated December 8, 2020 from Dan Axford.

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

**Motion Passed (15 to 0)**

## 5.2 Update Re: London Police Service

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

Following up on Municipal Council's resolution on 16 June 2020, The London Police Services Board BE REQUESTED to update Municipal Council on how it has responded and is responding to the issues raised during the Black Lives Matter protest; it being noted that London Police Services Board reduced its multi-year budget request in 2019 by a total of \$1,362,960 over the four year period and supported the deferral of three additional 2020 assessment growth positions to 2021, the funding for which was re-allocated by Municipal Council to homelessness prevention in June 2020.

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

**Motion Passed (15 to 0)**

## 6. Adjournment

The meeting adjourned at 3:18 PM.

# Strategic Priorities and Policy Committee

## Report

3rd Meeting of the Strategic Priorities and Policy Committee  
December 16, 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, B. Westlake-Power

Remote Attendance: L. Livingstone, A.L. Barbon, B. Card, C. Cooper, K. Dickins, S. Giustizia, O. Katolyk, G. Kotsifas, A. Pascual, K. Scherr, C. Smith, B. Somers, S. Stafford, A. Thompson, R. Wilcox, P. Yeoman

The meeting is called to order at 4:03 PM; it being noted that the following Members were in remote attendance: Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga and S. Hillier

### 1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest in item 2.1 having to do with the Mandatory Face Coverings By-law Status Update, by indicating that he is an employee of the Middlesex London Health Unit.

### 2. Consent

Moved by: S. Lehman  
Seconded by: S. Hillier

That items 2.2 to 2.3 BE APPROVED.

#### 2.2 COVID-19 - City of London Services Update (Winter)

Moved by: S. Lehman  
Seconded by: S. Hillier

That, on the recommendation of the City Manager, the report dated December 16, 2020 entitled "Covid-19 – City of London Services Update (Winter)", 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)**

#### 2.3 London Community Recovery Network – Immediate Ideas for Action to Support London's COVID-19 Community Recovery

Moved by: S. Lehman  
Seconded by: S. Hillier

That, on the recommendation of the City Manager, the following actions be taken:

- a) the report dated December 16, 2020 from the London Community

Recovery Network (appended as Appendix A) with ideas for action to support London's recovery from COVID-19 BE RECEIVED for information;

b) the recommended short term ideas for action to support London's COVID-19 community recovery, as submitted by the London Community Recovery Network (the Network) BE RECEIVED;

c) the Civic Administration BE DIRECTED to determine implementation plans for ideas in Table 2, excluding those included in Table 1, and return to the appropriate standing committee for approval in early 2021, noting that with the report to Strategic Priorities and Policy Committee on September 20, 2020 (2020 Mid-Year Operating Budget Monitoring Report & COVID-19 Financial Impacts), Council authorized \$5 million to be contributed to the Economic Development Reserve Fund to support social and economic recovery measures; and,

d) the report dated December 16, 2020, BE RECEIVED.

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

**Motion Passed (15 to 0)**

## 2.1 Mandatory Face Coverings By-law Status Update

Moved by: S. Lehman

Seconded by: S. Hillier

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, and with the concurrence of the Medical Officer of Health, Middlesex London, and the City Manager;

a) the staff report dated December 16, 2020 BE RECEIVED for information purposes; and

b) the by-law PH-20 BE RESCINDED at the Municipal Council meeting to be held on January 12, 2021;

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

a communication dated December 13, 2020, and the attached presentation from Andrew Lee;

a communication dated December 13, 2020 from Vaughan Sansom;

a communication dated December 14, 2020 from Sylvia Bennewies; and

a communication dated December 14, 2020 from Kristen Nagle.

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: S. Lewis

Seconded by: P. Van Meerbergen

That the delegation requests of A. Lee and S. Bennewies, BE APPROVED to be heard at this time; it being noted that V. Sansom and K. Nagle have previously addressed the committee with respect to this matter.

Pursuant to section 33.4 of the Council Procedure By-law, the motion moved by Councillor S. Lewis and seconded by Councillor P. Van Meerbergen is, at the joint request of the mover and seconder and with the consent of the Council, withdrawn.

Moved by: S. Lehman  
Seconded by: S. Hillier

That the delegations, as noted on the committee 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. Pelozo, A. Kayabaga, and S. Hillier

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

### **3. Scheduled Items**

- 3.1 Delegation - Megan Walker, Jessie Rodger and Dani Bartlett - London Coordinating Committee to End Women Abuse

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

That it BE NOTED that the Strategic Priorities and Policy Committee heard a verbal presentation from Megan Walker, Jessie Rodger and Dani Bartlett, Coordinating Committee to End Women Abuse with respect to proposed pillars to creating a safe London for women and girls.

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

Absent: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

- 3.2 Delegation - Paul Yeoman, Chair and Rosanna Wilcox, Vice Chair, London Middlesex Community Housing Board of Directors - London and Middlesex Community Housing

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

That the following actions be taken with respect to the governance review of London & Middlesex Community Housing (LMCH):

- a) the recommendations of the LMCH Board, as outlined in their presentation and report dated December 16, 2020, BE ENDORSED;
- b) the Civic Administration BE DIRECTED to bring forward the necessary documentation to action the above-noted recommendations at a future meeting of the Shareholder.

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. Items for Direction**

4.1 Governance Functional Review - Housing Development Corporation, London (HDC)

Moved by: S. Lewis

Seconded by: E. Pelozza

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the Managing Director, Corporate Services and the City Treasurer, Chief Financial Officer and with the concurrence of the City Manager, that the following actions be taken with respect to the proposed restructuring of the Housing Development Corporation, London (HDC), next steps and timelines:

a) the report dated December 16, 2020 titled "Governance Functional Review – Housing Development Corporation, London (HDC), BE RECEIVED;

b) the Acting Managing Director Housing, Social Services and Dearness Home BE AUTHORIZED to implement recommendations contained in the report noted in a) above;

c) the Civic Administration BE DIRECTED to bring forward the necessary by-laws and documentation to dissolve Housing Development Corporation, London (HDC) and to integrate the affordable housing portfolio into the Corporation of City of London's Corporate Structure with an implementation timeline of Q2 2021; and,

d) the Civic Administration BE DIRECTED to undertake all other actions required to support the effective implementation c) above, within the timelines set out in the report noted in a) above.

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

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

**Motion Passed (12 to 3)**

4.2 Diversity, Race Relations and Inclusivity Award Nominations

Moved by: J. Helmer

Seconded by: Mayor E. Holder

That the following actions be taken with respect to the 2020 Diversity, Race Relations and Inclusivity Award:

a) Immploy BE AWARDED the 2020 Diversity, Race Relations and Inclusivity Award, in the Social/Community Services (including Not-for-Profits) (49 or fewer employees/members);

b) Guru Nanak Mission Society, London, ON BE AWARDED the 2020 Diversity, Race Relations and Inclusivity Award, in the Youth/Young Adult Groups or Organizations (<26 years of age); and,

c) Melanated View (Open Tabs) BE AWARDED the 2020 Diversity, Race Relations and Inclusivity Award, in the Small Business/Labour (49 or fewer employees/members).

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

**Motion Passed (15 to 0)**

**5. Deferred Matters/Additional Business**

5.1 (ADDED) Protocol London Police Services Business Plan Timelines

Moved by: J. Helmer

Seconded by: Mayor E. Holder

That the communication dated November 17, 2020 from Dr. J. Sukhera, Chair, London Police Services Board and S. Williams, Chief of Police, BE RECEIVED and the protocol therein BE APPROVED.

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

Nays: (1): J. Helmer

**Motion Passed (14 to 1)**

**6. Adjournment**

The meeting adjourned at 7:50 PM.

Andrew Lee & Lily Sophia Lee

WHEN ACTIVE

The outdoor skating rinks now say to wear a mask BECAUSE your body requires more breath! Chinese kids have dropped dead in masked gym classes. 4 yr olds have developed debilitating lung infections FROM their masks. (My mama always said don't put plastic on your face so) I will not fall prey to this brand new backwards belief system.

No licensed business can discriminate because this is London Ontario Canada!

Spirituality in you was fined for simply having a sign that states 'no mask no problem'. This defines the attack on spirituality. The 2000 yr old spiritual truth is that Jesus was resurrected and he prophesized of his reincarnation. We are all conscious energy and our bodies are temporary temples for this love of god. Our immune system is working and it got us here so congratulations- have no fear. I recommend you search the scriptures and do some soul searching to decide what side of these prophecies you want to be on.

For now it's masks we're talking about, but it's another tip toe stepping stone. Now that they are rolling out the franken-vax, which hasn't finished it's 2 yr warp speed trial and already more of the public have been injected with it than people that were injected in these incomplete trials, the people you have turned against themselves, using fear and guilt, will blame the unvaccinated for the prolonged lockdowns when we really see this is about a larger agenda. If you cared about people and the planet why do you allow geoengineering? BTW-Zero carbon means zero human. We are not the virus yet based on what the PCR is looking for, if you cycled it 60 times we will be 100% positive, treating us like a virus. After all we have been told that humans caused the climate change that created the bat soup that caused covid1984. Why are we trusting China here?! My children will not grow up in a world being treated like a bioweapon, carbon footprint, terrorist that's required to submit to Bill Gates' mark of the beast with military in the streets. Or I guess with technocracy and 5G it'll be robots right? Don't you see that you will be out of a job thanks to A.I. as well?

For now, the Health Care Consent Act of Ontario is being violated by mandating masks which qualify as a medical treatment. Practicing medicine without a license is malpractice. The people are the ones with the power, and that includes citizens arrest.

In case you haven't heard, on November 15 CTV reported that only 166 deaths in Canada over the past 8 months happened outside of so called 'care' homes. December 15 Dr's Yaffe and Williams were caught on mic stating that they are just reading their scripts, so we know they are paid in full to not do their actual job. The number of officials caught not practicing what they preach are in the double digits now.

I hope you didn't mute me on the other side of your screen and please heed this warning. For goodness sake. Show your love or be tried for malfeasance. I will not compartmentalize my spirituality for your fear of physical death. We will fall as a people if we don't recognize the supremacy of god.

Put yourself in the shoes of the elders, do you want to die alone?

ALL CAUSE MOSTLY IS DOWN, LIFE EXPECTANCY IS UP & THE FUTURE IS MISTY  
History is happening in this present moment, and you will be seen in the light or the darkness.

The heroin addict rat study -The utopia rat study

The actor line study - The actor beep study

Here we are, 9 months after the 2 extra weeks for a LONG march break. Going on day 300 of 14. While I speak please keep in mind that you are loved, and this comes from a place of compassion for the sake of our health and safety. Why weren't masks recommended at the so-called beginning? We can see where this tip toe is headed... In the summer, this council of the Corporation of the City of London needlessly went beyond Dr. Mackie's recommendations, and even beyond the province's regulations.

I'm now an unemployed single dad homeschooling my daughter as well a freshly failed Fanshawe dropout. There's no way I will subject my 4 yr old to what the teachers are doing in the schools. We have also been denied entry to stores and turned away from the dentist. If I wasn't spiritual, I would fall victim to the depression you perpetuate yet blame on this unicorn virus.

I had plans to buy a house and open my own restaurant, but now, I won't be graduating from my apprenticeship this year, based on being exempt from covering my face but being denied entry for lacking a doctor's note. Students in Ontario are being told this.

Yet Ontario's regulation lays out 16 exemptions and is specific in saying that "for greater certainty, it is not necessary to provide evidence of an exemption" (as that would be discrimination and violate our privacy.) It also states that federal and provincial laws prevail over these regulations. Human rights complaints applications have been postponed since March. The courts aren't processing either. My MP ignores me. This seems like you don't want it to end. HERE'S the flat curve for London's area as of July! There's the hospitals protected from the end of 2019's flu season. But the headline reads 'this fight's not over', (sounding like sore losers as if they're afraid of good news at the so called Free Press.)

Even if I had provided a doctor's note, Fanshawe would've issued me a yellow star sticker of shame for my student card to present when stopped by a special constable as proof of documentation. I came to city hall multiple times but just got phone numbers, LOOK (doesn't include emails).

I've done all the school work I could in the meantime for an online chef program HAHA. Anyways I tried to satisfy the process. My doctor won't write notes for any of his patients, so Fanshawe tells me to get a new doctor. My family moved here and actually got denied by over 60 doctor's (which is another story,) but we found this one and will stay there.

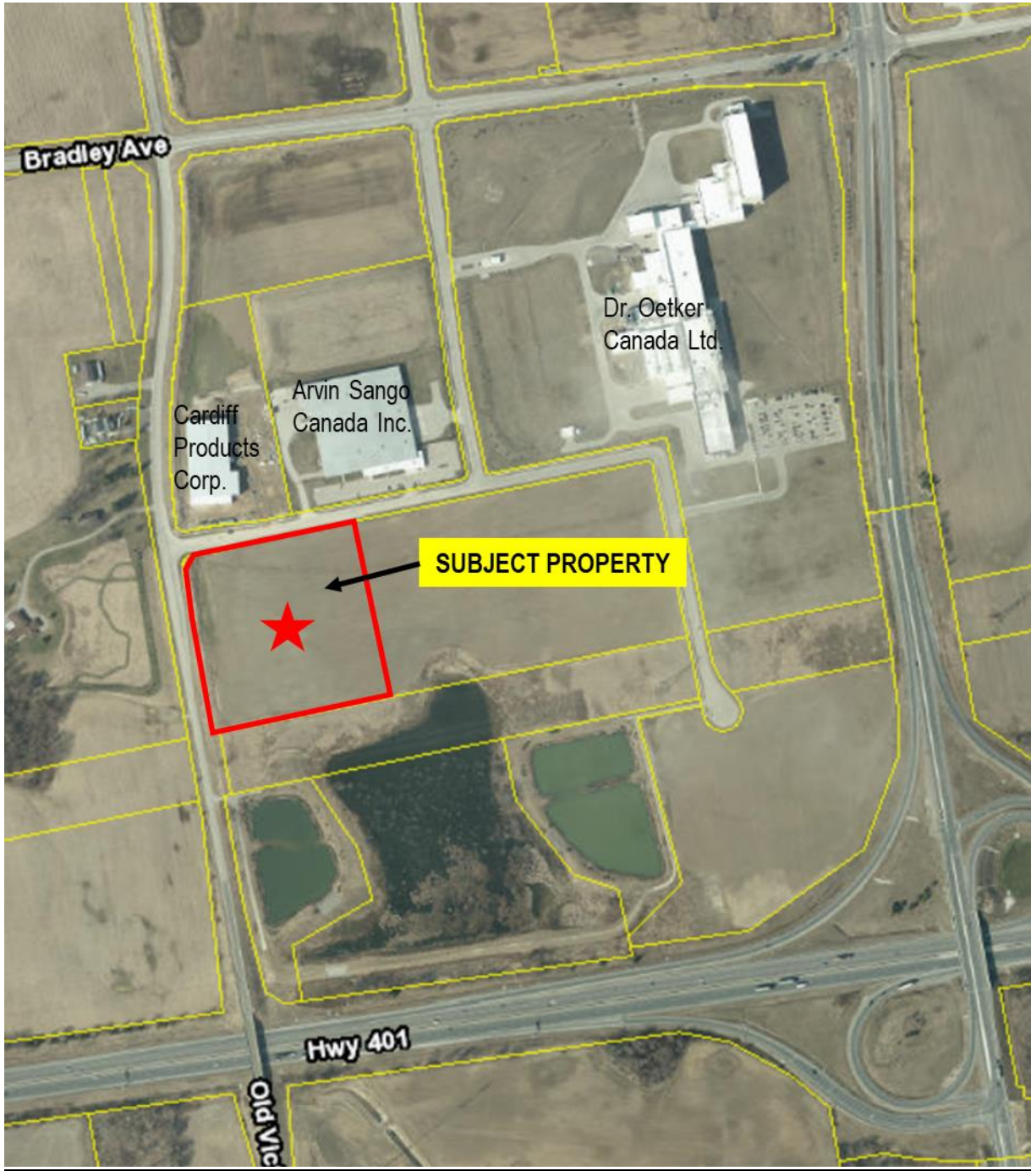
I was only seeing the doctor because I crashed my bike after the first day of being denied because it was so upsetting and I was blinded by tears. I was told "no mask no school", unless I got a doctor's note, so I tried to see if I could get the note for after I healed my foot. Don't worry, I never went to the hospital or clinic, it was an over the phone assessment HAHA and even that took weeks to get. Nobody is readily available since nothing's done in person. My request for a public participation meeting was ignored too.

I have been ignored, intimidated, bullied, harassed, coerced, threatened, discriminated against and have had confidentiality and privacy breached.

This led me to do my own research and I'll share some. In violation of the Health and Safety Act, oxygen percentage levels drop below 19.5% within half a minute of covering your face. The carbon dioxide ppm exceed 10,000 in the same time. A twelve yr olds mask was analyzed before and after an 8 hr day of school and it developed 82 colonies of bacteria and 4 colonies of mould. Neurological doctor's warn that the brain damage is permanent and we'll see it in a decade or two. A study was performed that halved the amount of infections in a surgery room where masks were abandoned for 6 months. This oxygen deprivation is at the least a crime against humanity, not to mention child abuse. Who's liable?



**Appendix A – Aerial and Location Map of Subject Property**



**APPENDIX "A" Cont'd**

**PART OF BLOCK 2 ON 33M-627**



**Parcel A being sold and is subject to Final Survey  
Note: Parcel B shown is not included in this sale.**

# Appendix B – Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE  
CORPORATION OF THE CITY OF LONDON

PAGE 1

## CLASS 1 SALE

THIS INDENTURE dated the 27 day of November, 2020.

BETWEEN:

### THE CORPORATION OF THE CITY OF LONDON

hereinafter called the VENDOR

- and -

2747327 ONTARIO INC

Address: 341 Talbot Street London, ON N6A 2R5

hereinafter called the PURCHASER

1. The Purchaser, having inspected the lands and premises hereinafter described, hereby offers to purchase from the Vendor the lands and premises situated in Innovation Park, Phase III, in the City of London, in the County of Middlesex, containing 8.5 acres, more or less subject to survey, located on the south side of Discovery Drive, and being legally described as being PART OF BLOCK 2 IN PLAN 33M-627, LOCATED IN THE CITY OF LONDON, COUNTY OF MIDDLESEX BEING PART OF PIN 08197-0209 (LT) which is labelled as Parcel A and highlighted in red as Schedule "C" attached hereto, for the price of approximately

Five Hundred and Ninety Five Thousand Dollars (\$ 595,000.00)  
of lawful money of Canada calculated at the rate of

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

The Purchaser submits

Fifty Nine Thousand and Five Hundred Dollars (\$ 59,500.00)  
cash (or bank draft or certified cheque) payable to the City Treasurer, City of London, as deposit to be held by the Vendor pending completion or other termination of the agreement arising from the acceptance of this Agreement and to be credited towards the purchase price on completion, and the balance of the purchase price to be paid on the date of completion.

2. Provided the title to the property is good and free from all encumbrances, except as otherwise expressly provided herein, and except as to any registered easements, restrictions or covenants that run with the land, or municipal by-laws, or other governmental enactments, providing that such are complied with.
3. The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title except as may be in the possession or control of the Vendor, unless otherwise provided herein.
4. The Purchaser is to be allowed 90 days from the date of acceptance of this Agreement to examine the title at his own expense. If within that time any valid objection to title is made in writing to the Vendor which the Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement, notwithstanding any intermediate acts or negotiations in respect of such objection shall be at an end, and all monies theretofore paid shall be returned to the Purchaser without interest or deduction, and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted the Vendor's title to the property.
5. The Purchaser is to be allowed 90 days from the date of acceptance of this Agreement to carry out soil tests as it might reasonably require. Any such testing shall first be approved by the City Engineer and shall be at the sole risk and expense of the Purchaser. If such tests are carried out, the Purchaser agrees to restore the property to its original condition. If the property is not so restored, the vendor may carry out required restoration and without limiting the rights of the Vendor, the cost thereof may be recovered from the deposit. If, within that time, any valid objection to soil conditions is made in writing to the Vendor, which the Vendor is unable or unwilling to remove, remedy or satisfy, and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objection, shall be at an end and all monies theretofore paid shall be repaid or returned to the Purchaser without interest or deduction and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the soil conditions

6. The transaction of purchase and sale to be completed within 120 days from the acceptance of this Agreement. Vacant possession of the property shall be given to the Purchaser on the date of completion, unless otherwise provided herein.

7. This Agreement, when accepted, shall constitute a binding contract of purchase and sale between the Purchaser and Vendor and time shall, in all respects, be of the essence thereof, provided that the time for the doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing, signed by the Vendor and the Purchaser or by their respective solicitors who are hereby expressly appointed in this regard. It is agreed that there is no condition, expressed or implied, representation, warranty, or collateral agreement affecting this Agreement or the property or supported hereby, except as expressed herein in writing.

8. The Deed or transfer shall be prepared in registerable form at the expense of the Vendor by its solicitor. Each party shall pay the cost of registration and taxes on his own documents.

9. Planning Act: This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.

10. Provided that, notwithstanding any terms or conditions outlined in the printed wording herein, any provisions written into the Agreement at the time of the signing of the Agreement by the Purchaser shall be the true terms and shall supersede the printed portion in respect of the parts affected thereby. This Agreement and its acceptance shall be read with all changes of gender or number required by the context and shall be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns, as the case may be.

11. As a condition of this Agreement, the Purchaser hereby agrees to submit a declaration of intent which outlines the proposed uses of the property. This declaration is attached hereto as Schedule "A" and forms part of the Agreement.

12. As a condition of this Agreement, the Purchaser hereby agrees to be bound by the Policy of The Corporation of the City of London with respect to the sale and/or transfer of City-owned, serviced, industrial land, which Policy is attached hereto as Schedule "B" to this Agreement, it being the intent of the parties hereto that the provisions of the said "Policy" shall survive the closing of this transaction to such extent as may be required to give effect to the said Policy. As a further condition of this Agreement, the Purchaser agrees to accept a Deed with respect to the land herein described in a form sufficient to give effect to the said Policy.

13. Any tender of documents or money desired hereunder may be made upon the solicitor acting for the Vendor or Purchaser, and it shall be sufficient that a Bank Draft or Certified Cheque may be tendered instead of cash.

14. Schedules A, B, C, D attached hereto form part of this Agreement.




15. This Agreement shall be irrevocable and open for acceptance until 11:59 p.m. (local time) on January 20<sup>th</sup>, 2021 after which time, if not accepted, this Agreement shall be null and void and the deposit shall be repaid to the Purchaser without interest or deduction.

IN WITNESS WHEREOF the Purchaser, if a person, has hereunto set his hand and seal or, if a corporation, has hereunto affixed its Corporate Seal duly attested to by its proper signing Officers this 27<sup>th</sup> day of November, 2020.

SIGNED, SEALED & DELIVERED

in the presence of

  
Witness

) 2747327 ONTARIO INC

) Purchaser

)

)


)

)

)

)

) I have authority to bind the Corporation

  
Signature of Signing Officer

) Name: Ben Huijenbos

) Title: CEO

**ACCEPTANCE**

The Vendor accepts the above Agreement.

**THE CORPORATION OF THE CITY OF LONDON**

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

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

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

SCHEDULE "A"

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

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

INFORMATION REQUIRED FROM PURCHASER BEFORE AGREEMENT SUBMITTED FOR  
APPROVAL

Industrial Park Name & Phase & Section:	Innovation Park, Phase III, Part of Block 2.
Lot & Conc./Part No./Block, etc.; Acres:	Part of Block 2 on Plan 33M-627; 8.5 acres
Name, Address, Postal Code of Purchaser:	2747327 ONTARIO INC 341 Talbot Street London, ON N6A 2R5
Local Company: Yes <b>No</b>	
Intended Use of Building - (Describe):	Robotic Manufacturing, Machine Build, and Assembly for Automotive Industries.
Major Industrial Classification of User:	Advanced Manufacturing and Robotic Assembly for Automotive
List of Products Manufactured/Handled:	Weld Cells, Laser Cells, Vision Inspection Technology
Number of Employees Anticipated:	85+
Number of Square Feet of Building Proposed:	57,000 square feet
Number of Square Feet in Property Purchase:	370,260 square feet
Proposed Building Coverage as % of Lot Area:	15.39 percent (15.39 %)
Mandatory Building Coverage Starting 1st Year:	15 percent (15%)
Future Building(s) Proposed (if any) Details: Proposed Building Material for this Project:	TBD
Development of the Lot will be subject to:	Site Plan & Architectural Control
Proposed Commencement Date of Construction:	One Year from Date of Deed
Mandatory Commencement Date of Construction:	One Year from Date of Deed
Purchaser's Lawyer - Name, and Address: Telephone:	<i>Susan Carlyle 7-717 Richmond St. London On</i> <i>519-472-0632 x222 N6A 1S2</i>
Purchaser's Executive Completing this Form: Ben Huigenbos CEO 2747327 ONTARIO INC	 (signature) I have authority to bind the Corporation

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

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

**SCHEDULE "B"**

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

Disposal of Industrial Land Procedures

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

CLASS 1 SALE

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

CLASS 2 SALE

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

CLASS 3 SALE

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

GENERAL

12. At least annually, the Manager of Realty Services shall review the pricing of industrial land and if a change in pricing is recommended, shall make a recommendation to Board of Control as to the price per acre at which land should be offered for sale during the ensuing year.
13. Pending receipt of an offer to purchase from a prospective purchaser, land may be reserved for a period of 30 days, provided however that, if during the reserve period the City receives an offer to purchase the same land in accordance with this policy from another prospective purchaser, the first prospective purchaser shall be allowed 5 days after notification within which to submit an offer to purchase at the same price and on the same terms; otherwise the City shall be at liberty to accept the second offer to purchase.
14. A prospective purchaser shall complete and execute an offer to purchase in the form provided by the City accompanied by a deposit payable to the City Treasurer by cash or certified cheque equal to 10 per cent of the total purchase price, and the balance shall be payable subject to usual adjustments upon completion of the transaction.
15. The Manager of Realty Services may submit an offer to purchase for acceptance by the City.
16. The transaction shall be completed within 120 days of the passing of the by-law accepting the offer to purchase or within such further period as may be agreed to between the City Solicitor and the purchaser's solicitor in the best interests of the City.
17. Where, in the City's opinion, land is properly sold through a real estate agent, the City shall pay a fee to the agent not exceeding the scale established by the City upon completion of the transaction but no fee shall be payable if the purchaser is permitted to withdraw from the agreement of purchase and sale prior to the completion of the transaction.
18. Where the whole or any part of land is reconveyed by the purchaser to the City pursuant to a condition of sale or otherwise, the amount payable upon the reconveyance shall be 90 per cent of either the original purchase price (exclusive of interest thereon), if the whole land is reconveyed, or the portion thereof that is in the same ratio as the area of the reconveyed part is to the whole land, subject to adjustments as of the date of reconveyance for taxes, local improvements and other rates and subject, where the City considers necessary, to the City's withholding until a new purchaser is found, an amount sufficient to compensate the City for the cost of restoring the land to its original condition if so required by the new purchaser.
19. The development of the property will be subject to the requirements of the Architectural Control Guidelines as published by the City of London from time to time and the purchaser acknowledges the contents thereof and agrees to conform to those Guidelines.
20. The cost of service connections from the main to the property line is the responsibility of the purchaser.
21. The purchaser accepts the current condition of the site and the cost of removal of topsoil from the site if required is the responsibility of the purchaser.



**SCHEDULE "C"**  
**SUBJECT LANDS**  
**PART OF BLOCK 2 ON 33M-627**



Subject to Final Survey.

## SCHEDULE "D"

### Additional Terms and Conditions

#### HEADINGS

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

#### Paramourncy of Schedule "D"

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

#### Assignment of Agreement

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

#### Sewage Sampling Manholes

The Purchaser is notified that inspection manholes, built to City of London standards, may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-laws and standards, as amended, which regulates the discharge of sanitary and storm sewage into public sewage systems. If required, the storm and/or sanitary inspection manholes are to be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.

#### Municipal Services and Roadway Easements

Subject to the Purchaser's right of review of the Vendor's easement requirements during the "due diligence" period, following the closing of this transaction, the Purchaser will grant to the Vendor, for nominal consideration, servicing easements as may be required, and will be mutually acceptable to both parties. This condition shall survive and not merge on the completion of this transaction.

#### Development Agreement

The Purchaser acknowledges that prior to the issuance of a Development Agreement, the Purchaser shall be subject to site plan and permitting process which may include but not be limited to an approval for the location of an entrance to the site, urban design, granting municipal easements and working easements, satisfying servicing requirements, obtaining approvals and satisfying requirements by Upper Thames Conservation Authority, (UTRCA), MECP (Ministry of Environment, Conservation, and Parks), Ministry of Transportation (MTO), Hydro One Networks Inc. and any other approvals deemed necessary by the City.

#### Purchaser Condition – Environmental

This offer is conditional upon the Purchaser, at the Purchaser's expense, conducting any environmental inspections and investigations of the property as it may reasonably require, to be completed no later than ninety (90) days from the date of acceptance of this Agreement. If, within that time, any valid objection to environmental conditions is made in writing to the Vendor, which the Vendor is unable or unwilling to remove, remedy or satisfy, and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objection, shall be at an end and all monies theretofore paid shall be repaid or returned to the Purchaser without interest or deduction and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the environmental conditions.

#### Purchaser Condition – Geotechnical Review

This offer is conditional upon the Purchaser, at the Purchaser's expense, conducting any geotechnical inspections of the property as it may reasonably require, to be completed no later than ninety (90) days from the date of acceptance of this Agreement. If, within that time, any valid objection to the geotechnical

conditions is made in writing to the Vendor, which the Vendor is unable or unwilling to remove, remedy or satisfy, and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objection, shall be at an end and all monies theretofore paid shall be repaid or returned to the Purchaser without interest or deduction and the Vendor shall not be liable for any costs or damages. Except as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the geotechnical conditions.

Testing After Acceptance

From and after the date of Vendor's Acceptance of this Agreement, and in accordance with Paragraph 5 of the Agreement of Purchase and Sale, the Vendor shall permit the Purchaser and its authorized representatives and consultants reasonable access to the property for the purpose of making soil, ground water, environmental or other tests, measurements or surveys in, on or below the property, provided that the Purchaser shall do so at its own expense and its own risk. No action taken by the Purchaser hereunder shall constitute a trespass or taking of possession.

Notwithstanding the above, the Purchaser and its authorized representatives and consultants agree to undertake best efforts to minimize crop damage resulting from accessing the lands to complete testing as it relates to paragraph 5 and Purchaser's conditions for Environmental and Geotechnical Review provided above.

Purchaser Condition – Feasibility of Intended Use

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

Restrictive Covenant

The Purchaser acknowledges that the Property is subject to a restrictive covenant which limits the types of uses that can be established on the Property, and further acknowledges that this restrictive covenant is for the benefit of Dr. Oetker. This offer is conditional on the Vendor obtaining approval of the Purchaser's proposed use from Dr. Oetker within 90 days of the acceptance of this Agreement. If such approval has not been obtained within the time allowed herein then this Agreement, notwithstanding any intermediate acts or negotiation in respect of such approval, shall be at an end and all monies theretofore paid shall be refunded to the Purchaser without interest or deduction and the Vendor shall not be liable to the Purchaser for any costs or damages. The Purchaser agrees to provide the Vendor with any information concerning their proposed operation as may be reasonable necessary to permit the Vendor to satisfy this condition.

Vendor Pre-Closing Condition - Termination of Farm Lease

This Agreement is conditional upon the Vendor being able to terminate the existing Farm Lease on the Property. The Vendor shall have ninety (90) days from the date of acceptance of this Agreement to terminate the existing Farm Lease with the Farm Tenant. If, within that time, the Vendor has not given notice in writing to the Purchaser that this condition has been satisfied or waived, then this condition shall be deemed not to have been satisfied or waived, in which event this Agreement shall be null and void and of no further force or effect whatsoever and each party shall be released from all of its liabilities and obligations under this Agreement and the deposit shall be returned to the Purchaser forthwith, without interest or deduction except as otherwise provided for herein. This condition is included for the benefit of the Vendor and may be waived at the Vendor's sole option by notice in writing to the Purchaser as aforesaid within the time period stated herein.

Reference Plan

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

Purchase Price Adjustments

The purchase price payable by the Purchaser to the Vendor for the Property is calculated at 8.5 acres multiplied by \$70,000 per acre. If the actual size of the Property is difference than set out above at time of closing, then the Purchase Price for the Property shall be adjusted to reflect a price equal to the area of the Property multiplied by \$70,000 per acre.

Existing Drainage Swale

The Purchaser acknowledges and agrees to retain the existing swale (the "Drainage Swale"), located in the vicinity of the southerly property line, for the purposes of maintaining adequate drainage from the easterly lands shown as Parcel B in Schedule "C". No development or alterations are permitted for the Drainage Swale by the Purchaser. This condition shall survive and not merge on the completion of this transaction.

Hydro One Easement

The Purchaser agrees to an existing easement benefitting Hydro One Networks Inc. (formerly Hydro Electric Power Commission of Ontario & Ontario Hydro) (the "Hydro One Easement") over a portion of lands described as Part 4 and Part 5 in 33R-17915 which is registered on title as instruments WU47079 and WU47080. This condition shall survive and not merge on the completion of this transaction.

Access Right of Way Easement

The Purchaser agrees to a Right-of-Way access registered across the Hydro One transmission corridor lands which is shown as Part 5 in 33R-17915 and registered on title in Ins. 154999. This condition shall survive and not merge on the completion of this transaction.

Survival of Conditions

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

ADDITIONAL SCHEDULE WITH SPECIAL PROVISIONS AND URBAN DESIGN GUIDELINES

Special Provisions of Innovation Park Subdivision Agreement

1. The Municipality and the Purchaser acknowledge and agree that the Municipality shall not be deemed as making any representation or warranties to the Purchaser with respect to the site conditions of the Property.
2. The Purchaser shall be solely responsible for carrying out all appropriate site investigations and ensuring that the Property and the Development on the Property are in compliance with the City's Urban Design Guidelines, and all applicable building and environmental regulations including, without limitation, the following which are attached hereto and form part of this agreement:
  - a. the Purchaser acknowledges that the Property may have been rough-graded and filled by the Municipality;
  - b. the Purchaser accepts that there may be significant variations in bearing capacity on and throughout the Property;
  - c. the Purchaser shall be solely responsible for carrying out any necessary soils investigations of the Property to determine its load-bearing capacity and suitability for any subsequent development on the Property;
  - d. the Purchaser shall be solely responsible for determining that the Property and any proposed subsequent development on the Property will comply with all applicable building and environmental regulations; and
  - e. that the foregoing representations, as to suitability and to possible variations in soil bearing capacity, shall not be modified or varied in any manner whatsoever as a result of any oral or written communication to the Purchaser by the Municipality, its contractors, consultants, or other servants and agents. The provision of any information to the Purchaser by the Municipality, its consultants or contractors, is as a courtesy alone and in no way relieves the Purchaser of its obligation to secure adequate soils testing for its proposed Development.
3. It is agreed by the Purchaser that the Purchaser's Development of the Property will be as specified in Schedule "A" to this Agreement of Purchase and Sale, and more particularly in the Site Development Proposal which forms part of the Agreement of Purchase and Sale. Any changes to the proposed development outside of Schedule "A" must first be approved by the Municipality acting reasonably.
4. The Purchaser must adhere to the recommendations of the geotechnical engineer, and shall deliver a certificate of a geotechnical engineer to the City's Director of Building Control upon completion of the foundation on the lot that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.

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

Urban Design Guidelines for Innovation Park

A copy of "Airport Road South Business Park Urban Design Guidelines" dated June 2004, will be provided to the purchaser under separate cover.

Bill No. 18  
2021

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 12<sup>th</sup> day of  
January, 2021.

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

1. Every decision of the Council taken at the meeting at which this by-law is passed and every motion and resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted, except where prior approval of the Local Planning Appeal Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

Bill No. 19  
2021

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

A by-law to approve an Amending Agreement  
between the Bank of Nova Scotia and The  
Corporation of the City of London.

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

AND WHEREAS section 8 of the *Municipal Act, 2001* provides that powers of a municipality shall be interpreted broadly so as to confer broad authority on a municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to issues;

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

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

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting, among other things: ii) financial management of the municipality;

AND WHEREAS the Bank of Nova Scotia and The Corporation of the City of London entered into an agreement in 2016 for the provision of financial banking services ("Banking Services Agreement");

AND WHEREAS the City at its absolute discretion has the option to renew the contract for a period of up to five (5) years;

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

1. The Mayor and City Clerk are authorized to execute any contract or other document required to renew and amend the Banking Services Agreement with the Bank of Nova Scotia, in a form or forms acceptable to the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer;
2. The City Treasurer is delegated authority to authorize, approve and execute, together with the Mayor, such further and other documents, forms, and agreements that may be required for financial services with the Bank of Nova Scotia;
3. The Banking Resolution, substantially in the form attached as Schedule 1, to this bylaw is hereby authorized and approved.
4. The Mayor and City Clerk are authorized to execute the Banking Resolution approved under section 3 of the bylaw.
5. The Certificate, substantially in the form attached as Schedule 2, to this bylaw is hereby authorized and approved.
6. The Mayor and City Clerk are authorized to execute the Certificate approved under section 5 of this bylaw.
7. The City Treasurer or Deputy Treasurer of The Corporation of the City of London are hereby authorized to borrow from time to time from the Bank of Nova Scotia up to two (2) million dollars at any one time, on the Visa Commercial Card Program,

provided that the total borrowing together with other borrowing that has not been repaid, shall not, except with the approval of the Local Planning Appeal Tribunal, exceed from January 1<sup>st</sup> to September 30<sup>th</sup> in the year, 50 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year; and from October 1<sup>st</sup> to December 31<sup>st</sup> in the year, 25 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year, all as provided for in section 407 of the *Municipal Act*, 2001, S.O. 2001 c. 25 as amended.

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

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

We, our and us mean THE CORPORATION OF THE CITY OF LONDON (FULL LEGAL NAME)

which carries on all or part of its business under the trading name(s):

Blank lines for trading name(s)

(IF APPLICABLE)

You and your mean Scotiabank, The Bank of Nova Scotia.

Resolved that:

- 1. We appoint you as our banker and agree to the terms set out in the Scotiabank Financial Services Agreement, or where applicable, the Scotiabank Financial Services Agreement section of the Business Banking Services Agreement.

Blank lines for item 1 details

- 2. Any 2 of the following persons are authorized to sign and deliver the Scotiabank Financial Services Agreement, any service requests and any other banking agreements with you:

Mayor City Clerk
City Treasurer

- 3. The persons and the required combination of those persons we verify, are the persons authorized, and the combination of those persons required, to give instructions, verifications and approvals on our behalf from time to time. We will provide this verification by a certificate in writing given to you by any 2 of the officers set out below. The most recent certificate given to you will be the current certificate in effect:

Any two of the individuals listed on Schedule "A" in accordance with authorities set out in Schedule "A"

- 4. We may exercise every power to borrow money and otherwise obtain services from you and to receive repayment thereof and to secure our obligations to you arising out of our acquisition of services from you which is conferred upon us by our governing legislation. The persons and the required combination of those persons we verify, are the persons authorized, and the combination of those persons required, to borrow money from you on our credit from time to time in the amounts and on the terms that those persons determine, and to grant security to you over any of our property from time to time.

We will provide this verification by a certificate in writing given to you by any 2 of the officers set out below. The most recent certificate given to you will be the current certificate in effect:

Mayor or Deputy Mayor and City Treasurer or Deputy City Treasurer

- 5. All instructions, agreements and documents which we sign, make, draw, accept, endorse or complete and which are signed by the persons we have authorized from time to time are valid and are binding on us. Our seal is not required on any written document to make it valid or to show consideration.

- 6. This Resolution remains in effect until we cancel it by written notice to you and you have acknowledged receiving the notice.

CERTIFICATE

By signing below, our directors/officers/members certify for us that:

- there are no provisions in our incorporating documents or by laws or in any unanimous shareholders agreement which impair in any way the powers of our directors or officers to borrow money or grant security.
• our directors/shareholders/members have full power to pass this Resolution and to bind us in all respects.
• the above Resolution was properly passed by our directors or members in compliance with all applicable legislation and continues in effect.

See Appendix B

See Appendix B

NAME OF AUTHORIZED DIRECTOR OR OFFICER OR MEMBER

SIGNATURE: Title (print):

NAME OF AUTHORIZED DIRECTOR OR OFFICER OR MEMBER

SIGNATURE: Title (print):

NAME OF MEMBER OTHER THAN MEMBERS AUTHORIZED TO SIGN FOR THE ORGANIZATION

SIGNATURE: Title (print):

DATE (MM/DD/YYYY)

DATE RECEIVED
RECORDED
APPROVED
E.O. AUDITOR



## Appendix B of Banking Resolution

### Section 4:

Has been deleted and replaced with:

We may exercise every power to borrow money and otherwise obtain services from you and to receive repayment thereof and to secure our obligations to you arising out of our acquisition of services from you which is conferred upon us by our governing legislation. The persons and the required combination of those persons we verify, are the persons authorized, and the combination of those persons required, to borrow money from you on our credit from time to time up to a total of \$102,000,000 and on the terms that those persons determine. The Mayor, or the Deputy Mayor, and the City Treasurer or the Deputy Treasurer of the Corporation are authorized to execute on behalf of the Corporation, under its Corporate Seal, and deliver to the Bank of Nova Scotia, or its representatives or other persons, an agreement to borrow sums which shall not in total exceed \$102,000,000 at any one time, to meet, until the taxes are collected, the current expenditures of the Corporation provided that notwithstanding the sums authorized to be borrowed hereunder, the amount that may be borrowed hereunder at any one time, together with the total of any similar borrowings that have not been repaid, shall not, except with the approval of the Local Planning Appeal Tribunal, exceed from January 1<sup>st</sup> to September 30<sup>th</sup> in the year, 50 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year, and from October 1<sup>st</sup> to December 31<sup>st</sup> in the year, 25 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year, all as provided for in section 407 of the *Municipal Act*, S.O. 2001, c. 25.

### Certificate:

Section stating the below has been deleted from Banking Resolution:

- there are no provisions in our incorporating documents or by-laws or in any unanimous shareholders agreement which impair in any way the powers of our directors or officers to borrow money or grant security.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Schedule 2

**Certificate – Beneficial Owners, Officers, Directors & Signing Authorities**

TO THE BANK OF NOVA SCOTIA AND ITS SUBSIDIARIES (collectively, "Scotiabank"):

THE UNDERSIGNED, on behalf of THE CORPORATION OF THE CITY OF LONDON  
(FULL LEGAL NAME)

Trading As (if applicable): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

("the Company"), certifies

that no individual owns or controls, directly or indirectly, 25% or more of the Company

OR

that the following individuals are the beneficial owners who each own or control, directly or indirectly, 25% or more of the Company:

**Note:** Beneficial ownership must be tracked to those natural persons, if any, who own 25% or more of the Company. Do not list an intermediary entity (i.e. a business entity) as a beneficial owner.

Name of Person	Address	Date of Birth (mm/dd/yyyy)	Percentage Ownership	Occupation

(the "Company") certify that the following persons are officers of the Company:

STATE  
NAMES &  
TITLES

Anna Lisa Barbon, Managing Director Corporate Services, City Treasurer, CFO  
 Ed Holder, Mayor  
 Catherine Saunders, City Clerk

STATE  
NAMES &  
OCCUPATIONS

and the following persons are the directors of the Company:

Ed Holder	Michael Van Holst
Shawn Lewis	Anna Hopkins
Mo Mohamed Salih	Paul Van Meerbergen
Jesse Helmer	Stephen Turner
Maureen Cassidy	Elizabeth Pelozo
Phil Squire	Arielle Kayabaga
Josh Morgan	Steve Hillier
Steve Lehman	

and certify that any of the following persons in the combinations specified, if applicable have been authorized to give instructions, verifications and approvals on behalf of the Company from time to time:

STATE  
NAMES &  
TITLES

Refer to attached Schedule "A"

And certify that any of the following persons in the combinations specified, if applicable have been authorized to borrow money from the Bank on the credit of the Company from time to time up to a total of \$102,000,000 subject to the limit described below and on the terms that these persons may determine:

The Mayor, or the Deputy Mayor , and the City Treasurer or the Deputy Treasurer of the Corporation are authorized to execute on behalf of the Corporation, under its Corporate Seal, and deliver to the Bank of Nova Scotia, or its representatives or other persons, an agreement to borrow sums which shall not in total exceed \$102,000,000 at any one time, to meet, until the taxes are collected, the current expenditures of the Corporation provided that notwithstanding the sums authorized to be borrowed hereunder, the amount that may be borrowed hereunder at any one time, together with the total of any similar borrowings that have not been repaid, shall not, except with the approval of the Local Planning Appeal Tribunal, exceed from January 1st to September 30th in the year, 50 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year, and from October 1st to December 31st in the year, 25 per cent of the total estimated revenues of the municipality as set out in the budget adopted for the year, all as provided for in section 407 of the Municipal Act, S.O. 2001, c. 25.

Any two of:

Anna Lisa Barbon, Managing Director Corporate Services, City Treasurer, CFO  
 Ed Holder, Mayor  
 Josh Morgan, Councillor and Deputy Mayor  
 Ian Collins, Director of Financial Services, Deputy City Treasurer  
 Kyle Murray, Director, Financial Planning & Business Support, Deputy City Treasurer  
 Jim Logan, Division Manager - Taxation and Revenue, Deputy City Treasurer

DATE RECEIVED
-----
RECORDED
-----
APPROVED
-----
E.O.
AUDITOR
-----

The undersigned certifies that he/she has the knowledge and authority to provide the above information, that such information is complete and correct, and that he/she has the signing authority to bind the Company. The undersigned undertake to notify The Bank of Nova Scotia of any change in the directors or officers of the Company, or the authorizations certified above and, until The Bank of Nova Scotia receives such written notice, you may assume there has been no change in the information certified above.

Date (mm/dd/yyyy)

SIGNATURE: \_\_\_\_\_  
TITLE (PRINT): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
TITLE (PRINT): \_\_\_\_\_

Bill No. 20  
2021

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

A by-law to authorize and approve Purchase and Sale Agreements between The Corporation of the City of London (the “City”) and Drewlo Holdings Inc., to sell to the City Blocks 131, 135, 137, 138 and 147 in Registered Plan 33M-757, and to authorize the, Mayor and the City Clerk to execute the Agreements.

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

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

AND WHEREAS it is deemed expedient for The Corporation of the City of London (the “City”) to enter into Agreement of Purchase and Sale Agreements with Drewlo Holdings Inc. for Blocks 131, 135, 137, 138 and 147 in Registered Plan 33M-757 (the “Agreements”);

AND WHEREAS it is appropriate to authorize the Mayor and the City Clerk to execute the Agreements on behalf of the City;

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

1. The Agreements attached as Schedule “A” to this by-law, being Purchase and Sale Agreements between the City and Drewlo Holdings Inc. for Blocks 131, 135, 137, 138 and 147 in Registered Plan 33M-757 are hereby authorized and approved.
2. The Mayor and the City Clerk are hereby authorized to execute the Agreements authorized and approved under Section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

## Schedule "A"

### AGREEMENT OF PURCHASE AND SALE

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

**VENDOR:** DREWLO HOLDINGS INC.

**REAL PROPERTY:**

Address BLOCK 131 on Plan 33M-757

Location EAST SIDE OF Highbury Ave. ON THE NORTH SIDE OF  
EDGEVALLEY ROAD.

Measurements IRREGULAR (6.91 acres / 2.8 ha)

Legal Description: BLOCK 131, PLAN 33M-757; CITY OF LONDON, BEING ALL OF PIN 08146-1335 (LT) and further shown highlighted in red in the plan attached in Schedule "A" ("the Property")

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 FORTY FOUR THOUSAND NINE HUNDRED AND THREE DOLLARS CDN (\$44,903.00) payable as follows:
  - a) Deposit amount of Two Dollars CDN (\$2.00) 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 **January 15<sup>th</sup>, 2021**, 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 **February 15<sup>th</sup>, 2021** (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 **February 26<sup>th</sup>, 2021**. 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, 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.

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 26<sup>th</sup> day of NOVEMBER, 2020.

SIGNED, SEALED AND DELIVERED  
In the Presence of

DREWLO HOLDINGS INC.

Per: 

Name: ALLAN DREWLO

Title: PRESIDENT

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

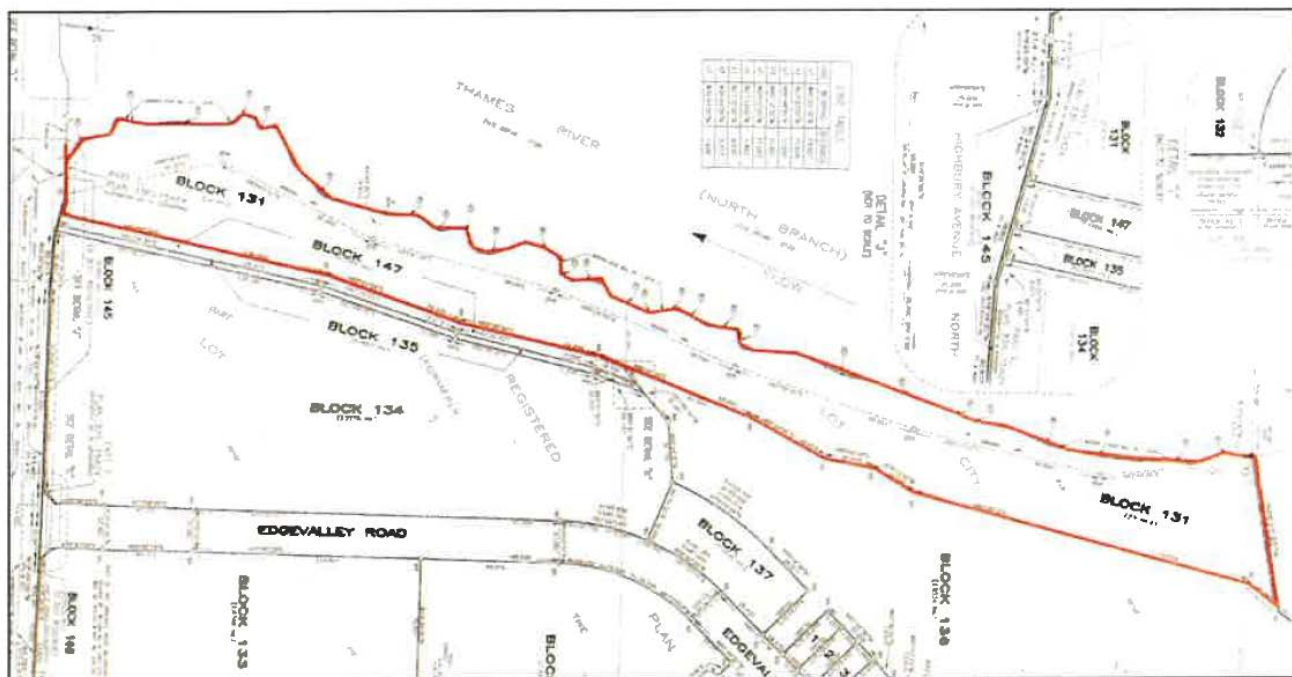
*I/We Have the Authority to Bind the Corporation*

VENDOR'S LAWYER: Michael A. Lake, 519-672-5666 Ext. 7304, Fax: 519-672-2674

PURCHASER'S LAWYER: Sachit Tatavarti, Solicitor, 519-661-2489 (CITY) Ext. 5018 Fax: 519-661-0082

SCHEDULE "A"

THE PROPERTY  
BLOCK 131 PN PLAN 33M-757





**SCHEDULE "B"**  
**ADDITIONAL CONDITIONS**

1. **SOIL, GEOTECHNICAL, ARCHEOLOGICAL, AND ENVIRONMENTAL TESTS:** The Purchaser shall have until **4:00PM on February 15<sup>th</sup>, 2021** 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. **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."

## AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT made as of the 27<sup>th</sup> day of November, 2020

**BETWEEN:**

**DREWLO HOLDINGS INC.**  
(the "Vendor")

**OF THE FIRST PART;**

-- and --

**THE CORPORATION OF THE CITY OF LONDON**  
(the "Purchaser")

**OF THE SECOND PART;**

**WHEREAS:**

- A. Drewlo Holdings Inc. (the "Vendor") transferred the lands legally described as: Block 137, Plan 33M757; and Block 138, Plan 33M757; City of London, being all of PINs 08146-1341 and 08146-1342 (the "Lands"), to The Corporation of the City of London (the "Purchaser") by way of Transfer receipted as Instrument No. ER1240555 on June 21<sup>st</sup>, 2019;
- B. The original transfer of the Lands was completed for nominal consideration in satisfaction of parkland dedication requirements under the *Planning Act*, R.S.O. 1990, c. P.13, pursuant to the terms of a subdivision agreement dated January 17<sup>th</sup>, 2018;
- C. The parties have subsequently determined that, as a result of previous parkland dedications provided in relation to the Edgevalley lands, the transfer of the Lands exceeded the Purchaser's entitlements for parkland dedication under the *Planning Act*, and, accordingly, consideration for the transfer of the Lands is due and owing to the Vendor in accordance with the City of London's Parkland Conveyance and Levy By-law - CP-9;
- D. The parties have agreed to enter into this Agreement to formalize the terms of the purchase of the Lands;


**NOW THEREFORE** in consideration of the mutual covenants and consideration set forth in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties hereto covenant and agree as follows:

- 1. **PURCHASE PRICE:** In consideration of the Vendor's transfer of the Lands to the Purchaser, the Purchaser shall pay to the Vendor the total amount of **Two Hundred Ninety-Five Thousand Dollars, Five Hundred Twenty-Six Dollars and Ten Cents (\$295,526.10)**, representing:
  - a. \$114,248.80 - Purchase Price for the sale of Block 137, Plan 33M757; and
  - b. \$181,277.30 - Purchase Price for the sale of Block 138, Plan 33M757.

2. **CLOSING DATE:** The Purchase Price shall be provided to the Vendor, by cheque, no later than **4:30 PM on January 15<sup>th</sup>, 2021.**
3. **RELEASE OF INTEREST:** The Purchaser and Vendor acknowledge that the Purchase Price represents the total consideration owing to the Vendor in relation the purchase of the Lands and, in consideration of such payment, the Vendor shall release the Purchaser, their agents, successors and assignees from any claims the Purchaser may have in relation to the transfer of the Lands to the Purchaser, known or unknown, now or in the future.
4. **RESIDENCY:** The Vendor represents and warrants that the Vendor is a resident of Canada within the meaning of the *Income Tax Act (Canada)*. On or before the Closing Date, the Vendor shall provide the Purchaser a statutory declaration confirming the Vendor is not a non-resident of Canada in accordance with s.116 of the *Income Tax Act (Canada)*.
5. **HST:** The parties agree that this transaction is subject to Harmonized Sales Tax (HST), which shall be in addition to the sale price. On or before the Closing Date, the Purchaser shall provide the Vendor an HST Certificate and Indemnity in the Purchaser's standard form, confirming the Purchaser is an HST registrant and shall self-assess any HST payable as a result of this transaction.
6. **SUCCESSORS AND ASSIGNS:** This Agreement shall ensure to the benefit of and be binding upon that parties and their respective successors and assigns.
7. **AGREEMENT IN WRITING:** This Agreement 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.

**IN WITNESS WHEREOF** the parties have executed this Agreement as evidenced by the signatures of their properly authorized officers.

  
Witness

**DREWLO HOLDINGS INC.**  
  
Per: Allan Drewlo  
*I have authority to bind the Corporation.*

Nov. 27, 2020  
Date

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.

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

VENDOR'S LAWYER: *Michael A. Lake, 519-672-5666 Ext. 7304 Fax: 519-672-2674*

PURCHASER'S LAWYER: Sachit Tatavarti, Solicitor, 519-661-2489 Ext. 5018 Fax: 519-661-5530

**AGREEMENT OF PURCHASE AND SALE**

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

**VENDOR:** DREWLO HOLDINGS INC.

**REAL PROPERTY:**

Address BLOCKS 135 & 147 in Plan 33M-757

Location EAST SIDE OF Highbury Ave. on the North Side of Edgevalley Road.

Measurements IRREGULAR BLOCKS: BLOCK 135 (0.22 ACRES / 0.09 HA) & BLOCK 147 (0.36 ACRES / 0.149 HA)

Legal Description: Firstly: BLOCK 135 IN PLAN 33M-757; LONDON BEING ALL OF PIN 08146-1339 (LT) and Secondly: BLOCK 147 IN PLAN 33M-757; LONDON, BEING ALL OF PIN 08146-1351 (LT) and further shown highlighted in red in the plan attached in Schedule "A" ("the Property").

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 THREE HUNDRED AND SEVENTY TWO THOUSAND THREE HUNDRED AND SEVENTEEN DOLLARS CDN (\$372,317.00) payable as follows:
  - a) Deposit amount of Two Dollars CDN (\$2.00) 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 **January 15<sup>th</sup>, 2021**, 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 **February 15<sup>th</sup>, 2021** (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 **February 26<sup>th</sup>, 2021**. 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, 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.

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 26<sup>th</sup> day of NOVEMBER, 2020.

SIGNED, SEALED AND DELIVERED  
In the Presence of

DREWLO HOLDINGS INC.

Per: 

Name:

ALLAN DREWLO

Title:

PRESIDENT

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

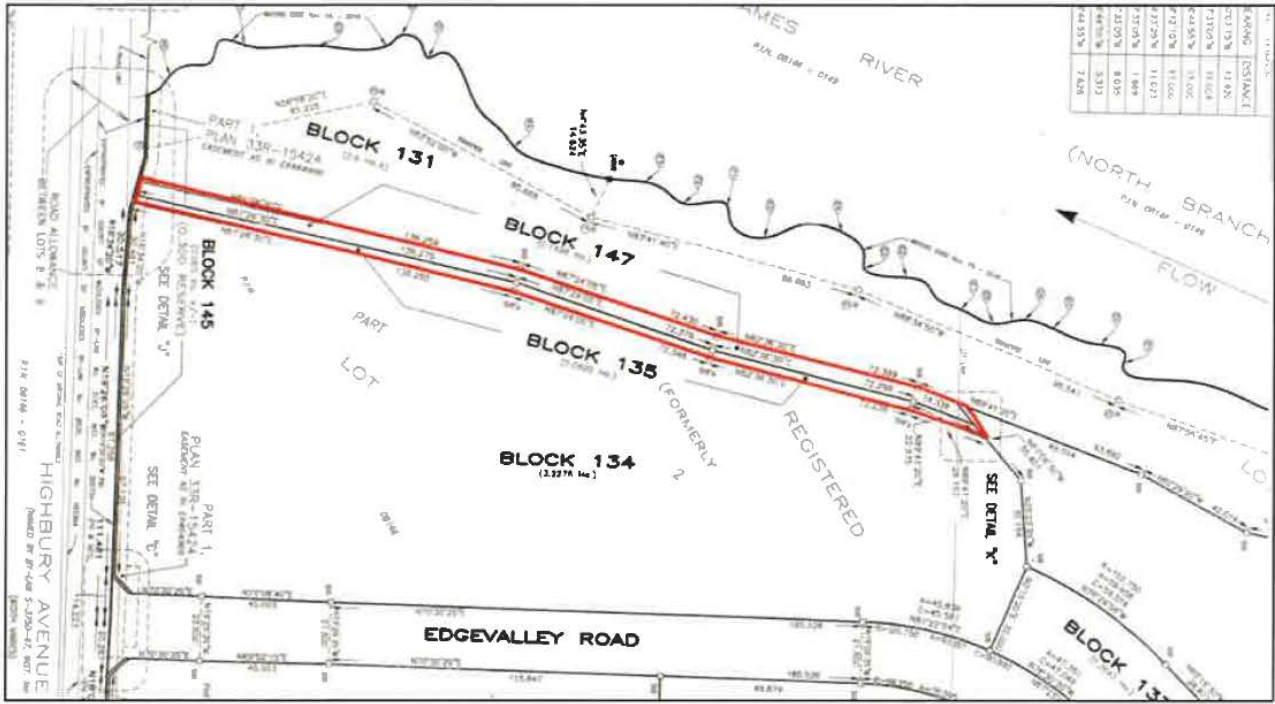
VENDOR'S LAWYER: Michael A. Lake, 519-672-5666 Ext. 7304, Fax: 519-672-2674

PURCHASER'S LAWYER: Sachit Tataavarti, Solicitor, 519-661-2489 (CITY) Ext. 5018 Fax: 519-661-0082



**SCHEDULE "A"**

**THE PROPERTY**  
**BLOCKS 135 AND 147 ON PLAN 33M-757**





**SCHEDULE "B"**  
**ADDITIONAL CONDITIONS**

1. **SOIL, GEOTECHNICAL, ARCHEOLOGICAL, AND ENVIRONMENTAL TESTS:** The Purchaser shall have until **4:00PM on February 15<sup>th</sup>, 2021** 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. **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."

Bill No. 21  
2021

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

A by-law to assume certain works and services  
in the City of London. (Jubilee Subdivision;  
Plan 33M-723)

WHEREAS the Managing Director, Environmental & Engineering Services  
and City Engineer of The Corporation of the City of London has reported that works and  
services have been constructed to her satisfaction Jubilee Subdivision; Plan 33M-723;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

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

1. The Corporation of the City of London assumes the following works and  
services, namely:

**Jubilee Subdivision; Plan 33M-723**  
**Drewlo Holdings Inc.**

Clayridge Way – All;  
Valhalla Street – All;

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law is for the period of December 2, 2020 to December 3,  
2021.

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

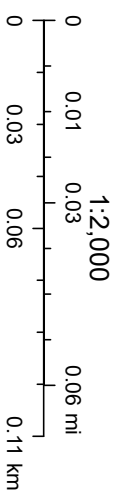
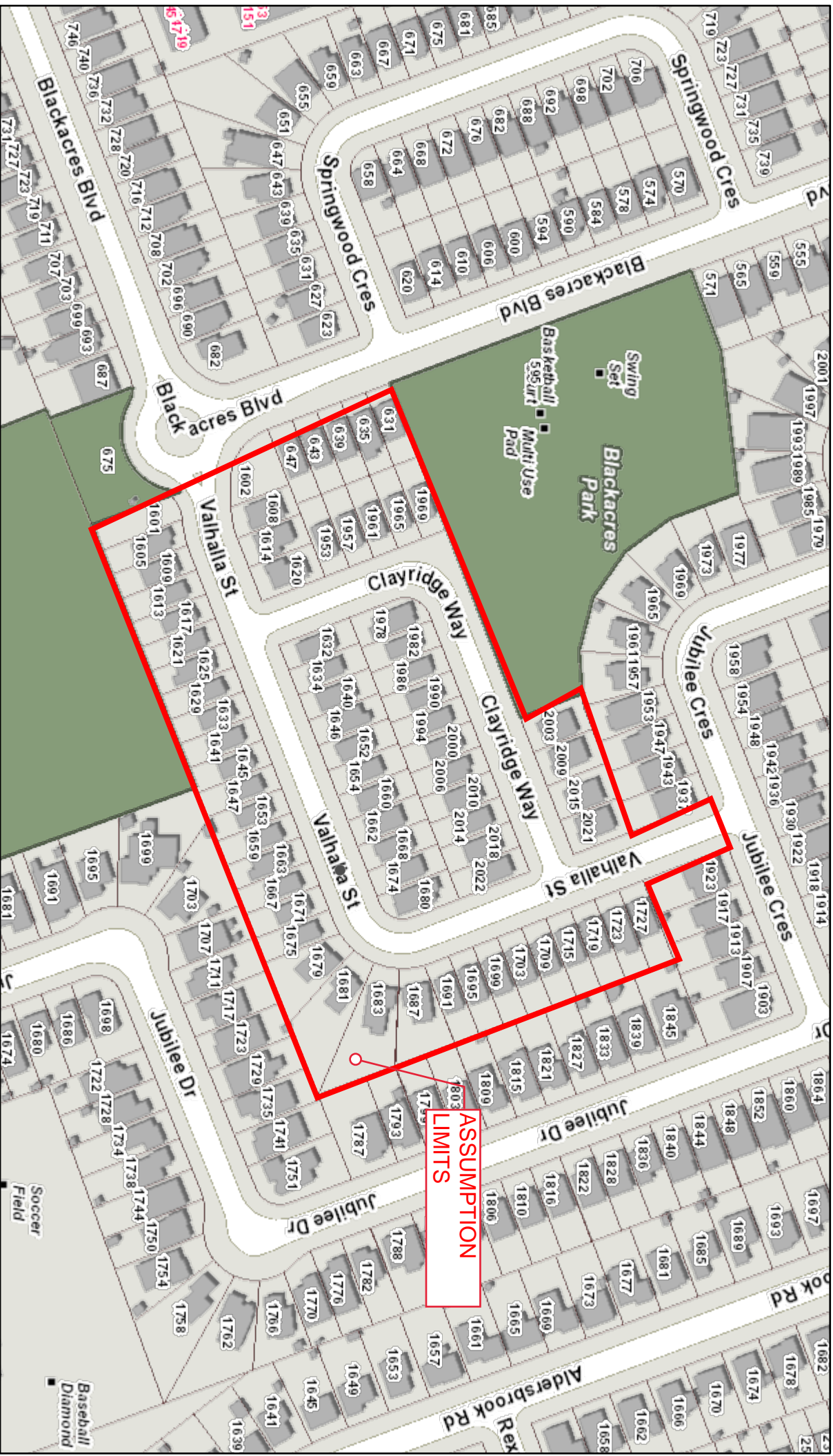
PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

# 33M-723 - Jubilee Subdivision - Assumption Limits



12/22/2020, 3:15:21 PM

Bill No. 22  
2021

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

A by-law to assume certain works and services  
in the City of London. (Powell Farms Phase 4;  
Plan 33M-724)

WHEREAS the Managing Director, Environmental & Engineering Services and City Engineer of The Corporation of the City of London has reported that works and services have been constructed to her satisfaction Powell Farms Phase 4; Plan 33M-724;

AND WHEREAS it is deemed expedient to assume the said works and services;

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

1. The Corporation of the City of London assumes the following works and services, namely:

**Powell Farms Phase 4; Plan 33M-724**  
**Z Group**

Canvas Way – All;  
Maddex Way – All;  
Zaifman Circle – All;  
Zenia Green – All;  
Blocks 96 & 97 – Walkway  
Blocks 98 & 99 - Parkland

2. The warranty period for the works and services in the subdivision referred to in Section 1 of this by-law is for the period of November 16, 2020 to November 17, 2021.

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

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

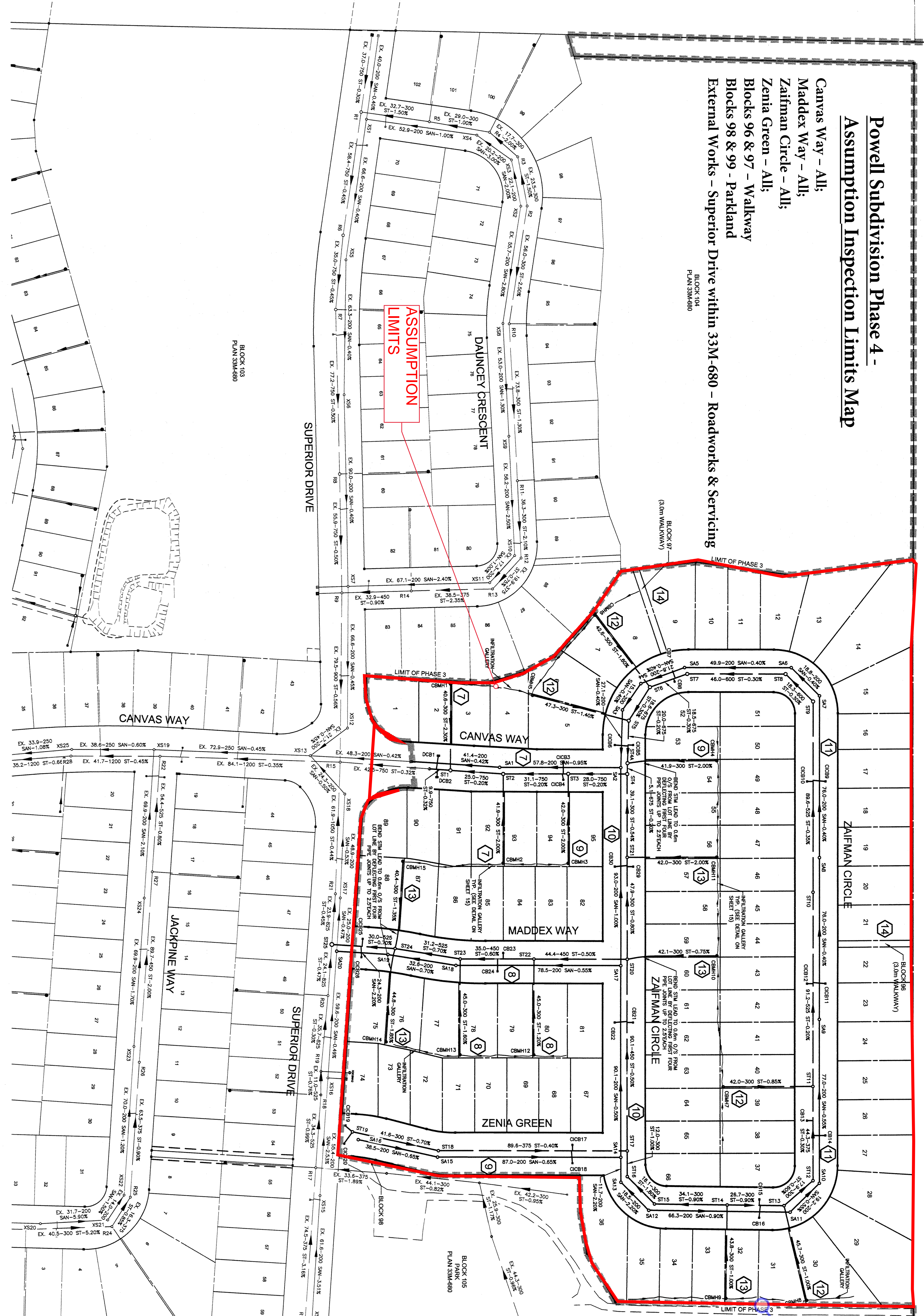
First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021



**Powell Subdivision Phase 4 -  
Assumption Inspection Limits Map**

Canvas Way - All;  
Maddex Way - All;  
Zaifman Circle - All;  
Zenia Green - All;  
Blocks 96 & 97 - Walkway  
Blocks 98 & 99 - Parkland  
External Works - Superior Drive within 33M-680 - Roadworks & Servicing

BLOCK 104  
PLAN 33M-680



**LEGEND**

- ST1 ○ DENOTES PROPOSED STORM MANHOLE & NUMBER
- SA1 ○ DENOTES PROPOSED SANITARY MANHOLE & NUMBER
- CBMH ⑨ DENOTES PROPOSED CATCHBASIN MANHOLE
- CB1 D DENOTES PROPOSED STANDARD CATCHBASIN
- DCB1 D DENOTES PROPOSED DOUBLE CATCHBASIN
- OCB1 D DENOTES PROPOSED CURB INLET CATCHBASIN
- EX. ST1 W ○ DENOTES EXISTING STORM MANHOLE
- EX. SA1 W ○ DENOTES EXISTING SANITARY MANHOLE
- EX. CBMH ⑨ DENOTES EXISTING CATCHBASIN MANHOLE
- EX. CB1 D DENOTES EXISTING CATCHBASIN
- EX. SA1 D ○ DENOTES EXISTING SANITARY SEWER
- EX. ST1 D ○ DENOTES EXISTING STORM SEWER
- EX. SA1 D ○ DENOTES EXISTING SANITARY SEWER
- EX. 50.0-200 SAN-1.0% DENOTES PROPOSED STORM SEWER
- EX. 50.0-600 ST-0.5% DENOTES SHEET NUMBER OF PLAN PROFILE DRAWING
- ① DENOTES LIMIT OF PHASE 3

**INSPECTION LIMITS**

INSPECTORS COPY

- GEODETIC BENCHMARKS**
1. ON TOP OF THE SPINDLE OF THE FIRE HYDRANT ON THE SOUTH SIDE OF KLEINBURG DRIVE AT LOTS 4 AND 5.  
ELEVATION: 278.210m
  2. ON TOP OF THE SPINDLE OF THE FIRE HYDRANT ON THE SOUTH SIDE OF KLEINBURG DRIVE AT LOTS 13 AND 14.  
ELEVATION: 294.097m
  3. ON TOP OF THE SPINDLE OF THE FIRE HYDRANT ON THE SOUTH SIDE OF ECLIPSE WALK AT LOTS 37 AND 38.  
ELEVATION: 280.571m
  4. ON TOP OF THE SPINDLE OF THE FIRE HYDRANT ON THE SOUTH SIDE OF ECLIPSE WALK AT LOTS 64 AND 65.  
ELEVATION: 276.844m
  5. ON TOP OF THE SPINDLE OF THE FIRE HYDRANT ON THE WEST SIDE OF CANVAS WAY OPPOSITE BLOCK 104.  
ELEVATION: 276.707m
- AT LEAST TWO BENCHMARKS MUST BE USED AND REFERRED TO AT ALL TIMES DURING CONSTRUCTION. ADD 200.0 TO ALL PROPOSED ELEVATIONS TO OBTAIN GEODETIC DATUM IN METRIC MEASUREMENT.

FOR CLARITY, THE ASSUMPTION LIMITS OF THIS SHEET ARE IDENTIFIED BY THE ACCEPTANCE LETTER OF THE SAME DATE.

HEB 23 2017

CITY OF LONDON DEVELOPMENT SERVICES

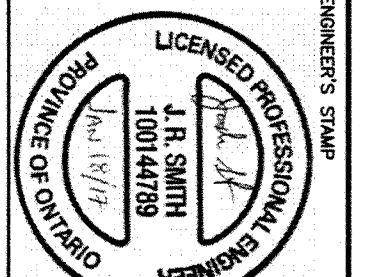
ACCEPTED

MATERIAL NOT SHOWN FOR CLARITY. REF. SHEET 6 FOR WATER DISTRIBUTION PLAN.

EXISTING SERVICES	DRAWING #/SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN BY: CW	1	14 SUBMISSION	JUL 29/16	DELL
					DRAWN BY: CW	2	ISSUED FOR TENDER	DEC 17/16	DELL
					CHK: CW	3	REVISION PER COMMENTS	JAN 18/17	DELL
					FILE: D2059P3 - AREPLANS.dwg				

development engineering  
CONSULTING CIVIL ENGINEERS

41 Adelaide St. N., Unit 71  
London, Ontario N6A 3P4  
Tel: (519) 672-4182  
e-mail: deveng@deveng.net



CORPORATION OF THE CITY OF LONDON

SCALE  
SCALE - 1:1000  
10m  
20m

POWELL FARM SUBDIVISION PHASE 3  
2047790 ONTARIO INC.

PROJECT NO. D2059P3  
SHEET NO. 1

HEB 17 2017



Bill No. 23  
2021

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

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (for unobstructed legal access throughout their respective abutting Subdivisions)

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

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

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

“All of Blocks 67 and 68 on Registered Plan 33M-575 in the City of London and County of Middlesex.”

And

“All of Block 80 on Registered Plan 33M-714 in the City of London and County of Middlesex.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Tyson Walk, namely:

“All of Block 66 on Registered Plan 33M-575 in the City of London and County of Middlesex.”

3. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Brayford Crescent, namely:

“All of Block 65 on Registered Plan 33M-575 in the City of London and County of Middlesex”

4. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Brayford Avenue, namely:

“All of Block 79 on Registered Plan 33M-714 in the City of London and County of Middlesex.”

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

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

# LOCATION MAP



 SUBJECT LANDS

Bill No. 24  
2021

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 Windermere Road, east of Richmond 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 Windermere Road, east of Richmond Street, namely:

“Part of Lot 15, Concession 4, in the geographic Township of London, now in the City of London and County of Middlesex, designated as Parts 2, 3, 4 and 5 on Reference Plan 33R-20807.”

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

PASSED in Open Council on January 12, 2021.

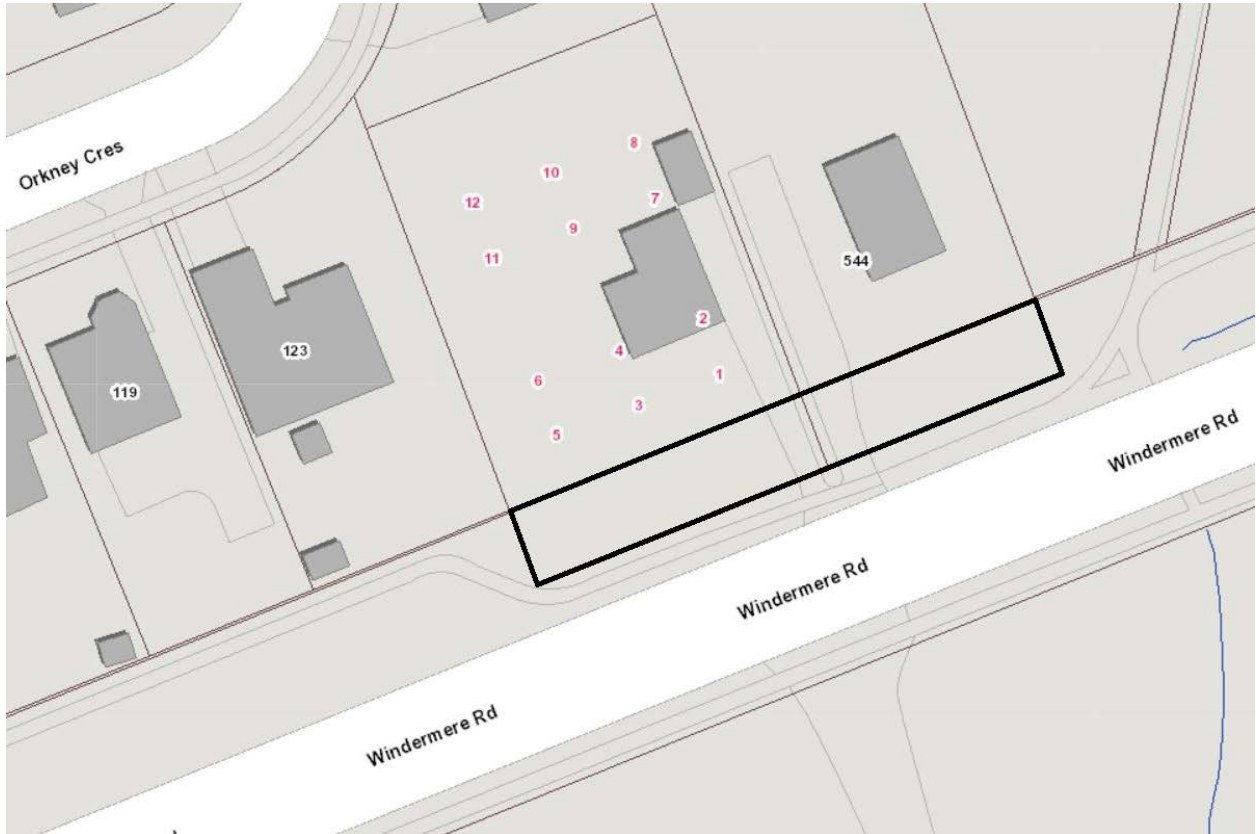
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021



# LOCATION MAP



 SUBJECT LANDS

Bill No. 25  
2021

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 Riverside Drive, between Hyde Park Road and Hazel Avenue)

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 Riverside Drive, between Hyde Park Road and Hazel Avenue, namely:

“Part of Lots 1 and 13 on Registered Plan 442(C), in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-20660 respectively.”

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

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

# LOCATION MAP

 SUBJECT LANDS

Bill No. 26  
2021

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 Fanshawe Park Road West, west of Richmond Street; and as widening to Richmond Street, north of Fanshawe Park Road West)

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 Fanshawe Park Road West, west of Richmond Street, namely:

“Part of Block 1 on Registered Plan 33M-323, in the City of London and County of Middlesex, designated as Part 4 on Reference Plan 33R-20726.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Richmond Street, north of Fanshawe Park Road West, namely:

“Part of Blocks 1 and 2 on Registered Plan 33M-323, in the City of London and County of Middlesex, designated as Parts 1, 2 and 3 on Reference Plan 33R-20726.”

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

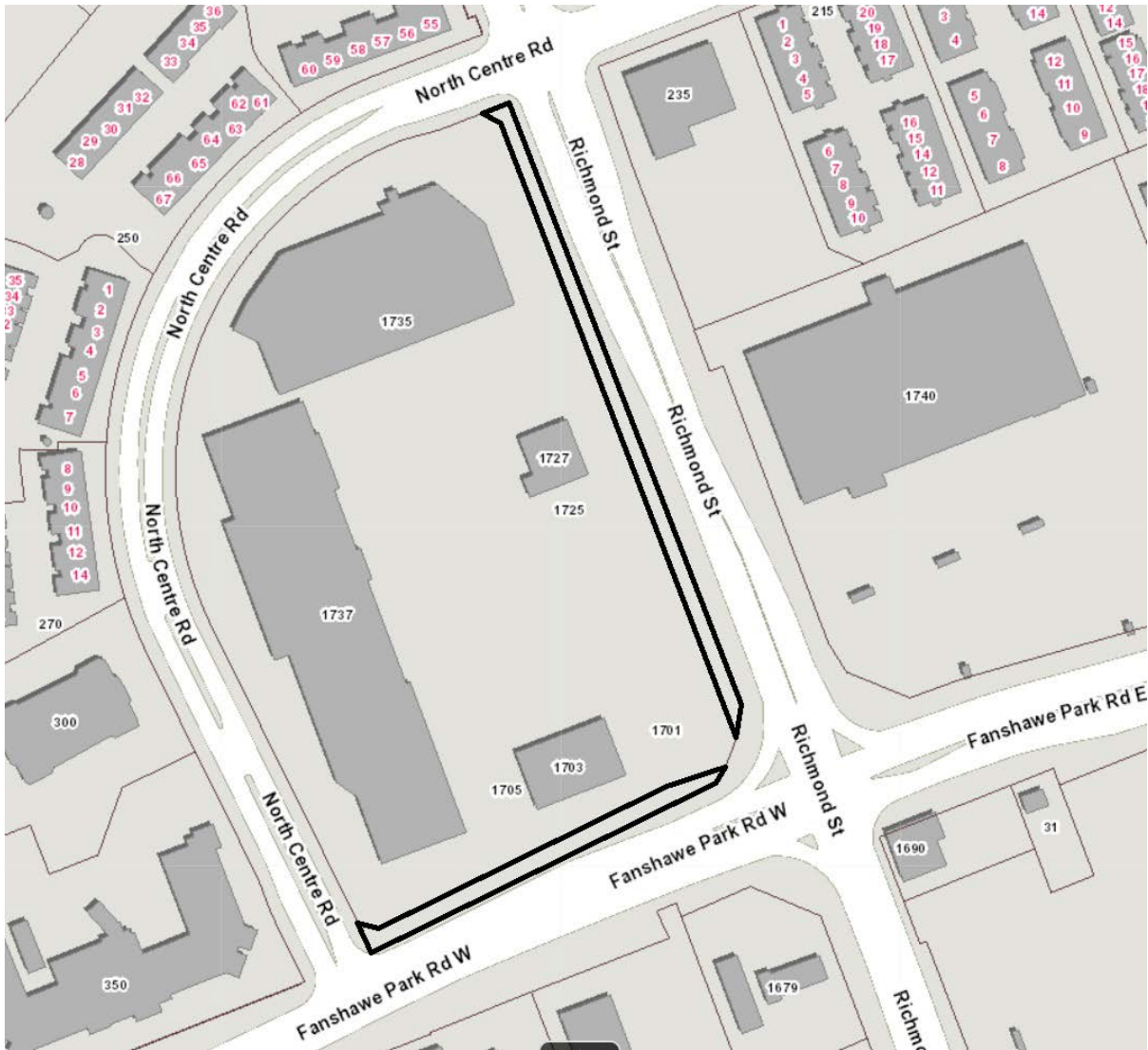
PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

# LOCATION MAP



 SUBJECT LANDS

Bill No. 27  
2021

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 Aldersbrook Gate, north of Fanshawe Park Road West)

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 Aldersbrook Gate, north of Fanshawe Park Road West, namely:

“Part of Lot 22 in Concession 5, in the geographic Township of London, now in the City of London and County of Middlesex, designated as Part 7 on Reference Plan 33R-20813.”

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

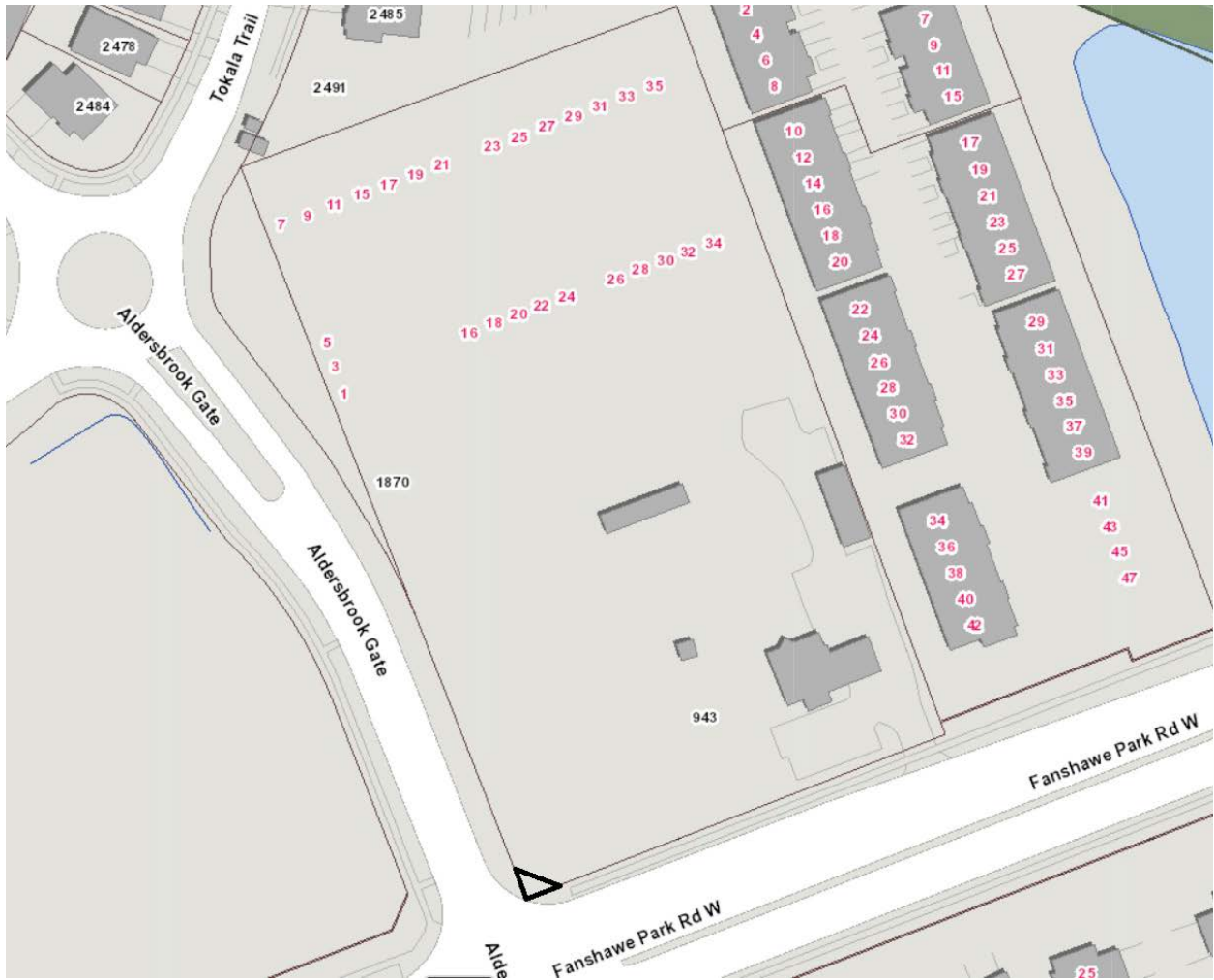
PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

# LOCATION MAP



 SUBJECT LANDS

Bill No. 28  
2021

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

A by-law to permit Joseph Alexander Miles and Melissa Jayne Miles to maintain and use a boulevard parking area upon the road allowance for 419 William Street, City of London.

WHEREAS Joseph Alexander Miles and Melissa Jayne Miles (the "Owners") represents that they are the registered owners of certain lands and premises in the City of London, in the County of Middlesex, known municipally as 419 William Street, in the said City of London, County of Middlesex, and which are more particularly described in the boulevard parking agreement attached hereto as Schedule "A" (the "said lands");

AND WHEREAS the Owners Joseph Alexander Miles and Melissa Jayne Miles, have petitioned the Municipal Council of The Corporation of the City of London for permission to use a portion of the City-owned road allowance which abuts the said lands as a boulevard parking area (the "said parking area") for the purpose of parking motor vehicles;

AND WHEREAS the Municipal Council of The Corporation of the City of London has approved the entering into of a Boulevard Parking Agreement (the "said Agreement") with the Owners relating to the use of the said parking area;

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

1. The said Agreement attached hereto as Schedule "A" of this by-law is authorized and approved.
2. The Mayor and the City Clerk are authorized and directed to execute the attached Agreement on behalf of The Corporation of the City of London and to cause the seal of the Corporation to be affixed thereon.
3. The City Clerk is authorized upon the receipt of the required registration fee from the Owner and upon the authorization of the Site Plan Administrator for The Corporation of the City of London to register this by-law in the Land Registry Office for the Land Titles Division of Middlesex No. 33.
4. Nothing in this by-law limits the covenants and agreements between the parties to the said Agreement.
5. This by-law comes into force and effect on the day it is passed.

PASSED in open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021



**Schedule A**

-1-

This Agreement made in duplicate this 23 day of November, 2020.

BETWEEN:

**THE CORPORATION OF THE CITY OF LONDON,**  
hereinafter called "the City" OF THE FIRST PART;

- and -

**JOSEPH ALEXANDER MILES**  
**MELISSA JAYNE MILES**  
hereinafter called "the Owner" OF THE SECOND PART;

**WHEREAS** the Owner represents that it is the registered owner of certain lands and premises in the City of London, in the County of Middlesex, known municipally as, **419 William Street** in the City of London, County of Middlesex, and being more particularly described in Schedule "B" attached hereto;

**AND WHEREAS** a certain Boulevard Parking Agreement was entered in to between Geraldine Evan Thawe, as the Owner, and THE CORPORATION OF THE CITY OF LONDON, as the City, dated the 31<sup>st</sup> day of December, 1995 and registered in the Registry Office for the Registry Division of Middlesex East (No.33) on the 2<sup>nd</sup> day of May, 1996 as Instrument Number 421175 (the "Boulevard Parking Agreement") in respect of lands described in Schedule "B";

**AND WHEREAS** The Parties hereto are desirous of amending the Proposed Boulevard Parking Diagram therein described in Schedule "C".

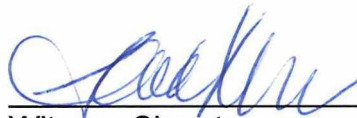
**NOW THEREFORE THIS AGREEMENT WITNESSETH** that for other valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by the City to the Owner (the receipt and sufficiency whereof is hereby acknowledged), it is agreed between the Parties hereto that the said agreement 421175 Amendment is hereby amended as follows as it relates to the Lands:

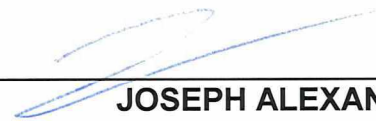
1. Amend Schedule "C" page 5 of 5 of the said Agreement registered as Instrument Number 421175 by adding Schedule "C" attached to and forming part of this Agreement.

In all other respects, save as hereinbefore set out, the Boulevard Parking Agreement registered in the Registry Office for the Registry Division of Middlesex East (No. 33) on the 2<sup>nd</sup> day of May, 1996, as Instrument Number 421175 shall remain binding and in full force and effect.

**IN WITNESSETH WHEREOF** the Owner has hereunto set its hand and seal, or caused to be affixed its corporate seal duly attested by the hands of its proper signing officers, as the case may be, and the Corporation has caused to be affixed its corporate seal duly attested by the hands of its proper signing officers.

SIGNED, SEALED AND DELIVERED  
In the presence of a Witness

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
**JOSEPH ALEXANDER MILES**

  
\_\_\_\_\_  
**MELISSA JAYNE MILES**

  
\_\_\_\_\_  
Witness Signature

**THE CORPORATION OF THE CITY OF LONDON**

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

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

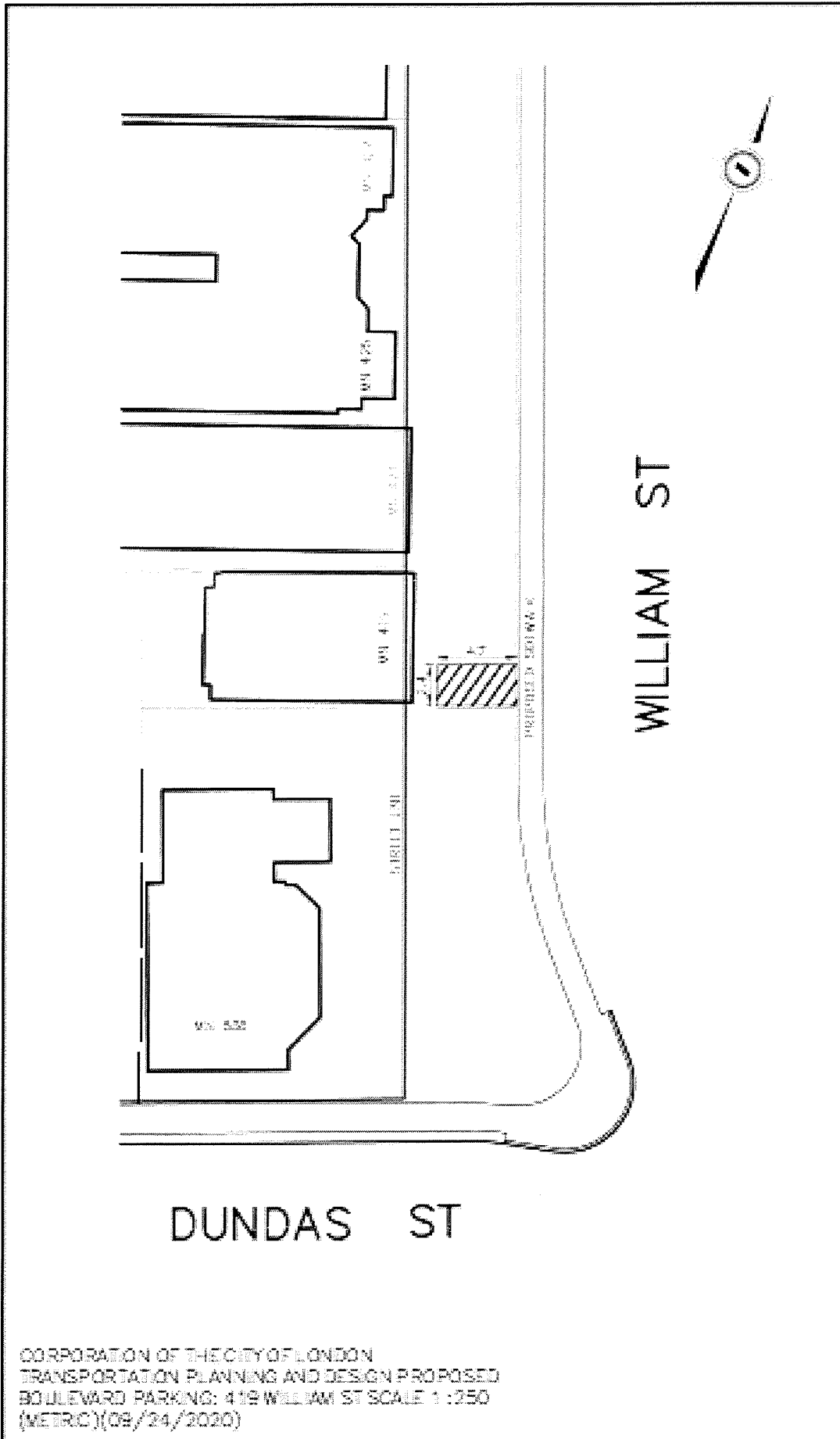
We have the authority to bind the Corporation

CITY SOLICITOR'S OFFICE CITY OF LONDON	
DATE:	
APPROVED AS TO FORM ONLY	

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises, lying, being and situate on Part Lot 8 n/s Dundas, Plan 36(3<sup>rd</sup>), in the City of London, County of Middlesex.

SCHEDULE "C"



CORPORATION OF THE CITY OF LONDON  
TRANSPORTATION PLANNING AND DESIGN PROPOSED  
BOULEVARD PARKING: 419 WILLIAM ST SCALE 1:350  
(METRIC)(09/24/2020)

Bill No. 29  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3087 White Oak Road.

WHEREAS Whiterock Village Inc. have applied to remove the holding provisions from the zoning for the lands located at 3087 White Oak Road, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 3087 White Oak Road, as shown on the attached map comprising part of Key Map No. 111, to remove the h. and h-100 holding provisions so that the zoning of the lands as a Residential R1 Special Provision R1-3 (21) Zone, and a Residential R1 Special Provision (R1-3 (22)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on January 12, 2021.

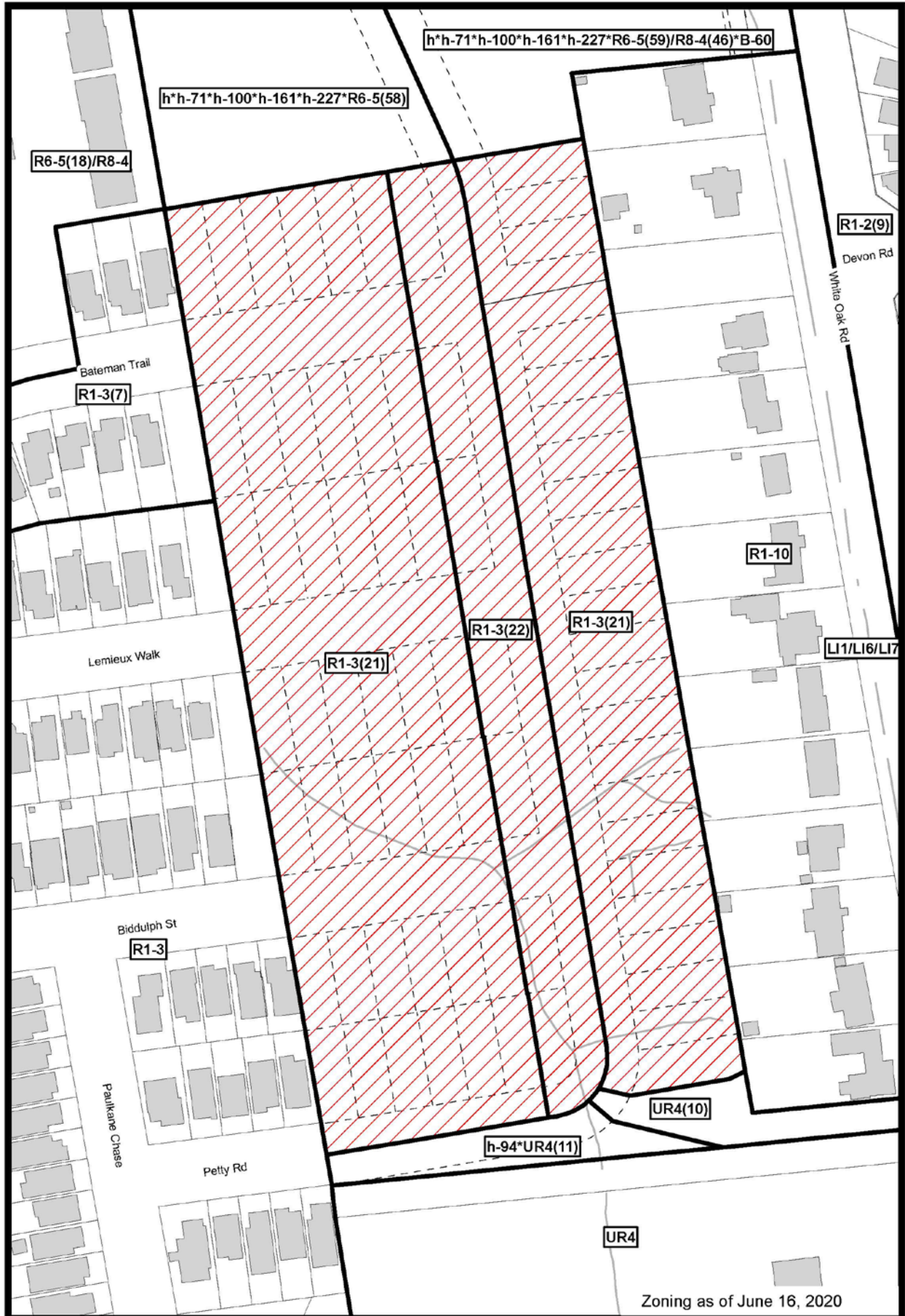
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021



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



File Number: H-9235  
 Planner: SM  
 Date Prepared: 2020/07/06  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters



Bill No. 30  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of the lands located at 1093 Westdel Bourne.

WHEREAS Norquay Developments has applied to remove the holding provisions from the zoning for a portion of the the lands located at 1093 Westdel Bourne, as shown on the map attached to this by-law, as set out below;

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

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 the lands located at 1093 Westdel Bourne, as shown on the attached map, to remove the holding provisions so that the zoning of a portion of the lands as a Residential R1 (R1-4) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

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



Zoning as of February 28, 2020

File Number: H-9185

Planner: AR

Date Prepared: 2020/03/04

Technician: ZZ

By-Law No: Z.-1-

SUBJECT SITE



1:1,500

0 5 10 20 30 40  
Meters





Bill No. 31  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 260 Sarnia Road.

WHEREAS Kirkness Consulting has applied to rezone an area of land located at 260 Sarnia Road, 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 260 Sarnia Road, as shown on the attached map comprising part of Key Map No. A102, from a Residential R1 (R1-9) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone.

2. Section Number 9.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(_)	260 Sarnia Road	
a)	Regulations	
i)	Front Yard Depth (minimum)	1.0 metres (3.2 feet)
ii)	Parking (Minimum)	1 space per unit

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.

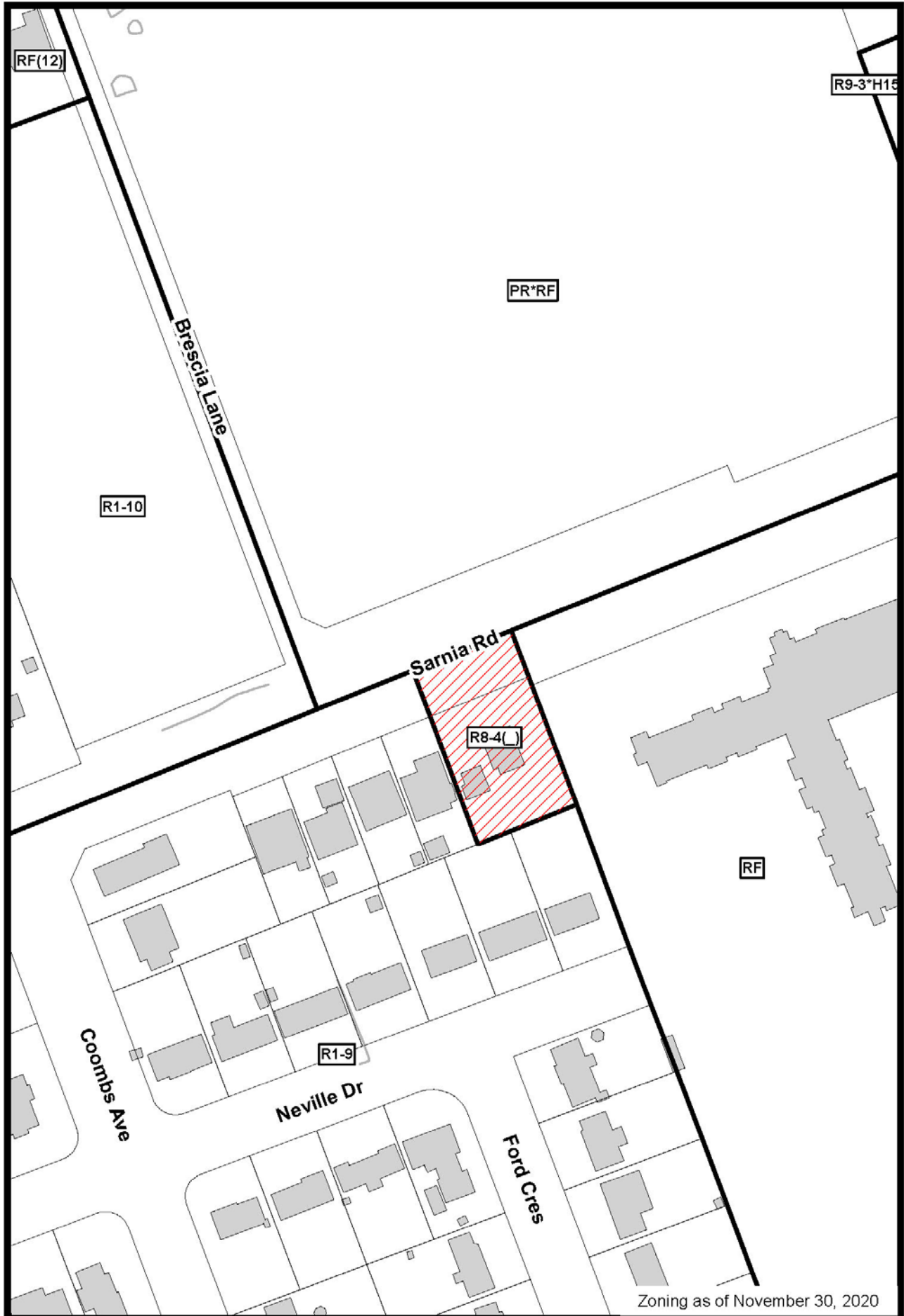
PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

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



File Number: Z-9246

Planner: MW

Date Prepared: 2020/12/3

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE



1:1,500

0 5 10 20 30 40  
Meters



Bill No. 32  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 660 Sunningdale Road East.

WHEREAS Clawson Group Inc. has applied to rezone an area of land located at 660 Sunningdale Road East, 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 portions of the lands located at 660 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A.102, from a Holding Residential R1 Special Provision (h\*h-100\*h-173\*R1-4(27)) Zone to a Holding Residential R4 Special Provision (h\*h-100\*h-173\*h-213\*R4-6(\*)) Zone, from a Holding Residential R1 Special Provision (h\*h-100\*h-173\*R1-3/ R1-4(27)) Zone to a Holding Residential R5/R6 Special Provision (h\*h-100\*h-173\*h-213\*R5-6(\*)/R6-5(\*)) Zone;

2. Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provisions:

R4-6(8) Blocks 26 and 30 (39T-09501)

a) Regulations:

i) Lot Frontage 7.0 metres  
(Minimum) (23.0 feet)

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:

R5-6(\*)

a) Regulations:

i) Front Yard Setback, 3 metres  
Main Dwellings (Minimum): (9.8 feet)

ii) Front Yard Depth 5.5 metres  
for Garages (18.0 feet)  
(Minimum)

ii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R5-6(\*) open or covered but unenclosed decks not exceeding one storey in height may project no closer than 0.6 metres (1.97 feet) where the lot line abuts an OS4 Zone.

3. Section Number 10.4 of the Residential R5 Zone is amended by adding the following Special Provision:

R6-5(\*)

a) Regulations:

ii) Front Yard Setback, 3 metres  
Main Dwellings (Minimum): (9.8 feet)

ii) Front Yard Depth 5.5 metres  
for Garages (18.0 feet)  
(Minimum):

- ii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R6-5(\*) open or covered but unenclosed decks not exceeding one storey in height may project no closer than 0.6 metres (1.97 feet) where the lot line abuts an OS4 Zone.

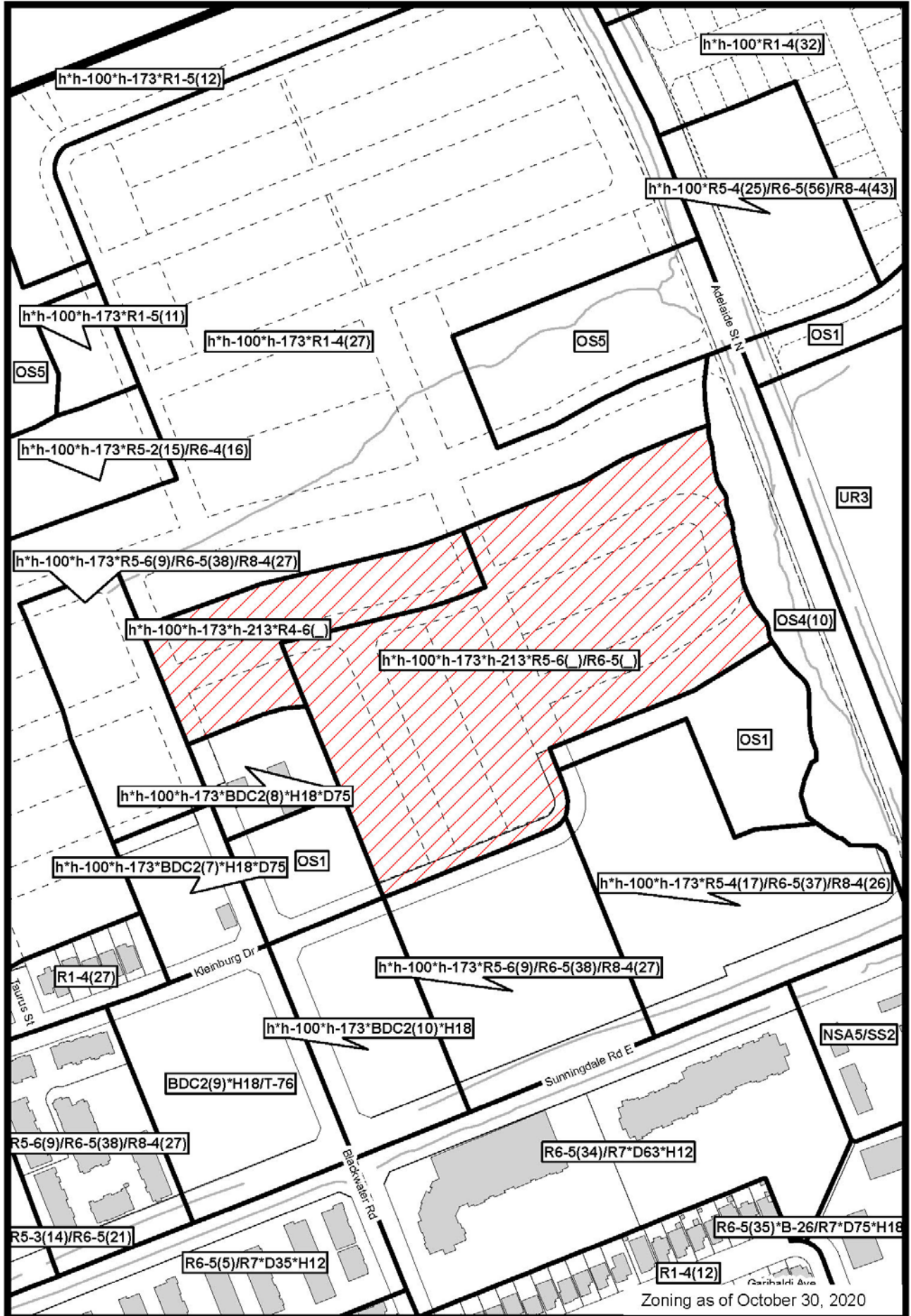
4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

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



Zoning as of October 30, 2020

File Number: Z-9249

Planner: SM

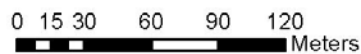
Date Prepared: 2020/11/23

Technician: rc

By-Law No: Z-1-

SUBJECT SITE 

1:3,000



Bill No. 33  
2021

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

A by-law respecting the 2020 – 2023 Multi-Year Tax Supported Operating and Capital Budget for The Corporation of the City of London.

WHEREAS section 291(1) of the *Municipal Act, 2001* provides that a municipality may prepare and adopt a budget covering a period of two to five years in the first year to which the budget applies or in the year immediately preceding the first year to which the budget applies;

AND WHEREAS the Municipal Council has deemed it appropriate to establish a multi-year budget for The Corporation of the City of London for the period 2020 - 2023;

AND WHEREAS the Municipal Council shall, in accordance with sections 291(4) and 291(5) of the *Municipal Act, 2001*, for the second and each subsequent year to which the multi-year budget applies:

- (a) review the budget for that year;
- (b) make such changes as are required for the purpose of making the provisions of the budget for that year comply with the requirements of section 289, except clause 289(4)(b), or section 290, except clause 290(4)(b) of the *Municipal Act, 2001*, as the case may be; and
- (c) readopt the budget for that year and for subsequent years to which the budget applies;

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

1. The Municipal Council of The Corporation of the City of London adopts a budget covering the years 2021, 2022, 2023 in accordance with the actions of the Municipal Council at its meeting held on the 12th day of January, 2021, with respect to the recommendations contained in the 1st Report of the Strategic Priorities and Policy Committee pertaining to the 2020-2023 Multi-Year Tax Supported Operating and Capital Budget and in respect of each motion, resolution and other action passed and taken by the Municipal Council at its said meeting in relation thereto are, except where the prior approval of the Local Planning Appeal Tribunal is required, hereby adopted, ratified and confirmed as the budget for the years 2021 to and including 2023.
2. Subject to the approval of the Local Planning Appeal Tribunal where required, authorization is hereby given to initiating and proceeding with each project identified in the said Budget; and the Mayor and the Civic Administration are hereby authorized and directed to do all things necessary in that regard and to obtain approvals where required and, except where otherwise provided, the Mayor and the proper officers of the Corporation are hereby directed to execute all documents necessary under the City's Corporate Seal in that behalf.
3. The authorization and direction under section 2 of this by-law applies with the necessary modification to every motion, resolution, by-law or other action passed or taken by the Municipal Council at any subsequent meeting in relation to any project mentioned in section 2 of this by-law.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 12, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 12, 2021  
Second Reading – January 12, 2021  
Third Reading – January 12, 2021

Bill No.  
2021

By-law No. PH.- \_\_\_\_\_

A by-law to repeal By-law No. PH-20 being “A by-law to temporarily require the use of face coverings within enclosed publicly-accessible spaces in the City of London”.

WHEREAS on July 21, 2020, the Government of Ontario (“Province”) enacted Bill 197 “An Act to amend various statutes in response to COVID-19 and to enact, amend and repeal various statutes on an ongoing basis outside an emergency declared pursuant to the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c.E.9” (“EMCPA”) in response to the outbreak of COVID-19;

AND WHEREAS, on the advice of the Medical Officer of Health, the Municipal Council enacted on July 21, 2020, By-law PH-20 being “A by-law to temporarily require the use of face coverings within enclosed publicly-accessible spaces in the City of London” to be in effect until December 31, 2020 or until the provincial regulations related to this matter made under the EMCPA are revoked:

AND WHEREAS the Province subsequently passed Ontario Regulation, O. Reg. 364/20, as amended by O.Reg. 546/20, which sets out rules requiring any person, while indoors, to wear a mask or face covering;

AND WHEREAS the Municipal Council deems it appropriate to repeal the By-law PH-20, as the By-law is no longer required given that Provincial regulations are in place with respect to this matter;

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

1. That By-law No. PH-20 being “A by-law to temporarily require the use of face coverings within enclosed publicly-accessible spaces in the City of London” is hereby repealed.
2. This by-law comes into force on the day it is passed.

PASSED in Open Council on the 12th day of January 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First reading – January 12, 2021  
Second reading – January 12, 2021  
Third reading – January 12, 2021