



# Council Agenda Including Addeds

The 3rd Meeting of City Council

February 2, 2021, 4:00 PM

2021 Virtual Meeting - during the COVID-19 Emergency

City Hall is temporarily closed to the public for in-person attendance at Standing Committees and Council meetings.

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Pages

**1. Disclosures of Pecuniary Interest**

**2. Recognitions**

- 2.1. His Worship the Mayor will present the Diversity, Race Relations and Inclusivity Awards.

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

**4. Council, In Closed Session**

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/2/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/2/CSC)

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

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

information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.3/2/CSC)

4.4. Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor client-privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.4/2/CSC)

4.5. Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.5/2/CSC)

4.6. Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.6/2/CSC)

4.7. Solicitor-Client Privilege Advice

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.7/2/CSC)

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

5.1. 2nd Meeting held on January 12, 2021 8

**6. Communications and Petitions**

6.1. Application - 307 Fanshawe Park Road East (H-9255)

(Refer to the Planning and Environment Committee Stage for Consideration with item 6 (2.4) of the 2nd Report of the Planning and Environment Committee)

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- 2. C. Clausius 60
- 3. D. Beverley, 25 Camden Place 61

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3.	A. M. Valastro, 133 John Street, Unit 1	69
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3.	(4.1) Development on Elm Street	
4.	(4.2) Housing First Emergency Youth Shelter	
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8.2.	2nd Report of the Corporate Services Committee	77
1.	Disclosures of Pecuniary Interest	
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3.	(2.2) Hamilton Road Business Improvement Area 2021 Proposed Budget - Municipal Special Levy (Relates to Bill No. 38)	
4.	(2.3) Hyde Park Business Improvement Area 2021 Proposed Budget - Municipal Special Levy (Relates to Bill No. 39)	
5.	(2.4) London Downtown Business Association 2021 Proposed Budget - Municipal Special Levy (Relates to Bill No. 40)	
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8.	(2.6) Assessment Growth for 2021, Changes in Taxable Phase-	

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  10. (4.1) Application - Issuance of Proclamation - London Black History Month 2021
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  2. (1.2) Election of Vice Chair for the term ending November 30, 2021
  3. (2.1) RFP 20-60 Large Diameter Watermain Inspection
  4. (2.2) Proposed Expansion of the W12A Landfill Site - Updated Environmental Assessment Engineering Consulting Costs
  5. (2.3) Huxley Street Closing (Relates to Bill No. 46)
  6. (2.5) Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment Study - Appointment of Consulting Engineer
  7. (2.6) Appointment of Consulting Engineers - Springbank Dam Decommissioning
  8. (2.7) Amendments to the Traffic and Parking By-law (Relates to Bill No. 45)
  9. (2.4) Ministry of Transportation Road Closures for the Highway 401/Highway 4 (Colonel Talbot Road) Interchange Improvements
  10. (2.8) RFP 20-72 Supply and Delivery of Medium Duty Crew Cab Trucks
  11. (3.1) Street Renaming Portion of Darlington Place (Plan 33M-773)
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1. Disclosures of Pecuniary Interest
  2. (2.2) Application - 2700 Buroak Drive (H-9284) (Relates to Bill No. 53)
  3. (2.3) Application - 2261 Linkway Boulevard - Removal of Holding Provision (H-9242) (Relates to Bill No. 54)
  4. (2.5) Inclusionary Zoning Review: Terms of Reference



5.	(2.1) 2019 State of the Downtown Report	
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8.5.	4th Report of the Strategic Priorities and Policy Committee	106
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3.	(2.2) Truth and Reconciliation Commission Recommendations Update on City of London Efforts	
4.	(4.1) Comparison of Proposed London Hydro Restructuring Options	
5.	(4.2) Confirmation of Appointments to Downtown London	
6.	(4.3) 1st Report of the Governance Working Group	
<b>9.</b>	<b>Added Reports</b>	
9.1.	3rd Report of Council in Closed Session	
<b>10.</b>	<b>Deferred Matters</b>	
<b>11.</b>	<b>Enquiries</b>	
<b>12.</b>	<b>Emergent Motions</b>	
<b>13.</b>	<b>By-laws</b>	
	By-laws to be read a first, second and third time:	
13.1.	Bill No. 36 By-law No. A.- _____ - _____	111
	A by-law to confirm the proceedings of the Council Meeting held on the 2nd day of February, 2021. (City Clerk)	
13.2.	Bill No. 37 By-law No. A.- _____ - _____	112
	A by-law to raise the amount required for the purposes of the Argyle Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001. (2.1d/2/CSC)	
13.3.	Bill No. 38 By-law No. A.- _____ - _____	114
	A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001. (2.2d/2/CSC)	

13.4.	Bill No. 39 By-law No. A.- _____ - _____  A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001 (2.3d/2/CSC)	116
13.5.	Bill No. 40 By-law No. A.- _____ - _____  A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001. (2.4d/2/CSC)	118
13.6.	Bill No. 41 By-law No. A.- _____ - _____  A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001. (2.5d/2/CSC)	120
13.7.	Bill No. 42 By-law No. A.- _____ - _____  A by-law to approve the Ontario Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Ministry of Municipal Affairs and Housing and The Corporation of the City of London for the reimbursement of election expenses incurred to return to first-past-the-post election framework. (2.7/2/CSC)	122
13.8.	Bill No. 43 By-law No. CPOL.- _____ - _____  A by-law to repeal Council Policy related By-Law No. CPOL.-390-124 being “London Community Grants Policy” and replace it with a new Council policy entitled “London Community Grants Policy”. (2.1/4/SPPC)	148
13.9.	Bill No. 44 By-law No. L.S.P.- _____ - _____  A by-law to designate 75 Langarth Street East to be of cultural heritage value or interest. (5.1/18/PEC – 2020)	154
13.10.	Bill No. 45 By-law No. PS-113-21 _____  A by-law to amend By-law PS-113 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.” (2.7/1/CWC)	157
13.11.	Bill No. 46 By-law No. S.- _____ - _____  A by-law to stop up and close Huxley Street south of Base Line Road West. (2.3/1/CWC)	160
13.12.	Bill No. 47 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 Colonel Talbot Road and Pack Road) (Chief Surveyor - registered as Instrument No. ER1173760)	161
13.13.	Bill No. 48 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 Gainsborough Road, west of Wonderland Road North; and as widening to Wonderland	163

	Road North, south of Gainsborough Road) (Chief Surveyor - registered as Instrument No. ER1276950, pursuant to Consent B.021/19 and in accordance with Zoning By-law Z.-1)	
13.14.	Bill No. 49 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 Ridout Street North between Dundas and Fullarton Streets; and as widening to Queens Avenue east of Ridout Street) (Chief Surveyor - for the purposes of establishing lands as public highway)	165
13.15.	Bill No. 50 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 South Street west of Maitland Street) (Chief Surveyor - registered as Instrument No. ER1331196, pursuant to Site Plan SPA19-057 and in accordance with Zoning By-law Z.-1)	167
13.16.	Bill No. 51 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 part of Buroak Drive) (Chief Surveyor - registration of Plan of Subdivision requires a 0.3m Reserve on the abutting Plan, being 33M-750, to be dedicated as public highway for unobstructed legal access throughout the Subdivision)	169
13.17.	Bill No. 52 By-law No. W.- _____ - _____  A by-law to amend by-law No. W.-5598-54, as amended, entitled, "A by-law to authorize the East London Multi-Purpose Recreation Centre (Project RC2756)." (2.2/2/CPSC)	171
13.18.	Bill No. 53 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 2700 Buroak Drive. (2.2/2/PEC)	172
13.19.	Bill No. 54 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 2261 Linkway Boulevard; legally described as Block 90 Plan 33M-768. (2.3/2/PEC)	174
13.20.	Bill No. 55 By-law No. Z.-1-21 _____  A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 307 Fanshawe Park Road East. (2.4/2/PEC)	176
13.21.	Bill No. 56 By-law No. Z.-1-21 _____  A by-law to amend By-law No. Z.-1 to rezone an area of land located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street. (3.1/2/PEC)	178

#### 14. Adjournment



## 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. Pelozza, 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. Pelozza, 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. Pelozza  
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. Pelozza, S. Hillier

Absent: (1): S. Turnerr

**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, J. Helmer, M. Cassidy, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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. Peloza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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 Deerness 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 Atlohosa 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 Atlohosa 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. Peloza, A. Kayabaga, 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. Pelozo, A. Kayabaga, 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. Pelozo, A. Kayabaga, 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. Pelozo, A. Kayabaga, 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, 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, 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, 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. Peloza, A. Kayabaga, 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. Peloza, 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. Pelozo, A. Kayabaga, 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. Pelozo, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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 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.

**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, 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. Peloza, A. Kayabaga, 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. Peloza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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. Pelozza, A. Kayabaga, 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, S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Hillier

Seconded by: E. Pelozo

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. Pelozo, A. Kayabaga, S. Hillier

**Motion Passed (15 to 0)**

Motion made by: E. Pelozo

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. Pelozo, A. Kayabaga, 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. Pelozo, A. Kayabaga, 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, 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, S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

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

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. Pelosa, A. Kayabaga, 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. Pelozo, A. Kayabaga, 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. Pelozo, A. Kayabaga, S. Hillier

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

Motion made by: E. Pelozo  
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. Pelozo, A. Kayabaga, 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)
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**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.

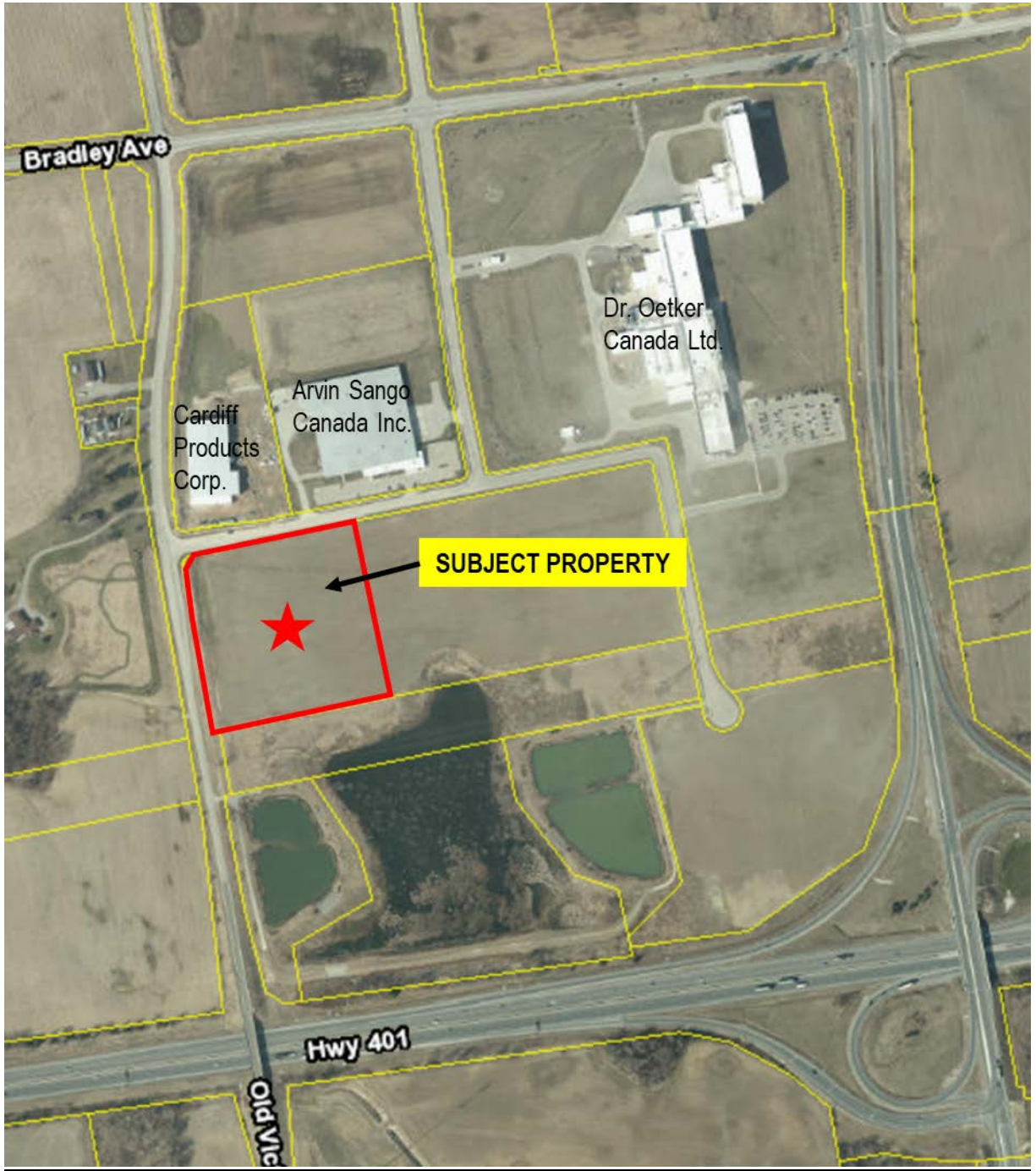
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Ed Holder, Mayor

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Catharine Saunders, City Clerk

**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

)

)

)

)

)   
Signature of Signing Officer

) Name: Ben Huijenbos

) Title: CEO

) I have authority to bind the Corporation

**ACCEPTANCE**

The Vendor accepts the above Agreement.

**THE CORPORATION OF THE CITY OF LONDON**

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

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

NOTE: Schedule "A" attached - "Purchaser's Declaration of Intent"  
Schedule "B" attached - "City-owned Serviced Land Sale Policy"  
Schedule "C" attached - "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 Carville 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.

**Paramourcy 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.

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.

**From:** Bill Day  
**Sent:** Friday, January 15, 2021 4:06 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>  
**Cc:** Sundercock, Meg <[msundercock@london.ca](mailto:msundercock@london.ca)>; Linda Day  
**Subject:** [EXTERNAL] 307 Fanshawe Park Road Tree Protection Plan

Hello - and I hope that all of you are staying safe during this lockdown.

My name is Bill Day and I live at 1277 Hastings Drive, with a property that backs on 307 Fanshawe Park Road, the site of a proposed townhouse development.

Michael Crawford, who has been doing outstanding work for all of the property owners in the area, shared with us the updated Landscaping Plan. I would like to express a few concerns.

1. It is my belief, and I believe the belief of all of us who are in the neighbourhood, that a Tree Protection Plan for the lot and for those of us surrounding the lot be fully implemented prior to any work being done on the 307 Fanshawe Park property. For example, last week there was some digging done without permission that risks damaging root structures for trees that are to be saved.
2. In the plan, it calls for the pruning of the existing cedar hedge on the west side of the boundary. I would like to bring to your attention as well as the developers that the hedge along the back of 1277 Hastings has a unique feature. At the north corner of the property where it borders the west boundary of 307, there are three additional cedars, planted by my father and I, after the hedge was planted by the former owners of 307. These three are large, they are on our property, and I would not want them pruned as they provide a wonderful barrier for sound and light between the properties. I would hope that anyone doing the pruning work would be made aware of this.
3. I notice that some areas of the property are to be fenced with either chain link or board on board fencing. I do not see that for the properties on the west boundary. Am I correct in my interpretation? And why would some areas be fenced and others not?
4. On the diagram, there are two trees on my property marked as "to remain", which Mr. Crawford tells me means that the developer acknowledges that the roots must be protected. However, there are four trees in that area of the backyard - does this mean the other two are at risk?

Thank you for considering my questions.

Stay safe  
Bill Day

Dear Councillor,

I have just finished work for the day and am writing you with an urgent request. I understand that PEC meets this Monday, Jan. 18 to give final approval to the proposed development on 307 Fanshawe Park Road.

Throughout the process there have been many adjustments made to allow for these two specific buildings to be built on this relatively small lot. The maximum allowable density is still being introduced deep into a residential neighbourhood.

To mitigate against the inevitable violation of privacy and the light, noise, and air pollution the neighbours will experience, I fervently request that PEC request the following changes:

1. The parking lot has been moved south to within **1.81 meters** of the boundary to people's gardens where children play and people relax. Although the **minimum** set back is 1.5 metres, the Bylaw clearly indicates that **private outside spaces** deserve 3 meters distance from **common parking lots**. Indeed, *within* the development, this 3 metre Bylaw IS being respected. Surely it is only fair that the neighbouring properties also receive the full 3 metre set back. (Site Plan Control Bylaw CP 1455-541:2.6.3.i).
2. On the north east side of the property, a **2.1 metre fence** is planned, but along the south boundary (where there will be a parking lot with car lights shining and exhaust fumes) the planned fence will be only **1.8 metres**. Please may I beg you to insist the maximum height fence for the entire perimeter of the property.
3. Last week, construction began on the site to put in sediment controls. A trench was dug close to trees designated for preservation. When the City arborist arrived, it was clear that the contractors did not know which trees needed protection. In fact, the foreman said, "They are all coming down!" The roots of several major trees were exposed and being damaged by machinery. I plead with you to disallow any further work until the tree preservation plan is put into place.
- 4.

307 Fanshawe has been a long process. We will all be relieved when it is done. The above issues can be resolved in such a way that the Developer may begin work.

I thank you for your attention to this matter and hope that you will request that these modifications become part of the final approved plan.

Most sincerely,

C. Clausius

Dr. Claudia Clausius  
Associate Professor  
Department of English, French, and Writing  
Coordinator: Foundations/King's Scholar  
King's University College at Western University



**From:** Debbie Beverley

**Sent:** Saturday, January 16, 2021 9:50 AM

**To:** ppmclerks <[ppmclerks@london.ca](mailto:ppmclerks@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Squire, Phil <[psquire@london.ca](mailto:psquire@london.ca)>; Lehman, Steve <[slehman@london.ca](mailto:slehman@london.ca)>; Lewis, Shawn <[slewis@london.ca](mailto:slewis@london.ca)>; Hillier, Steven <[shillier@london.ca](mailto:shillier@london.ca)>; City of London, Mayor <[mayor@london.ca](mailto:mayor@london.ca)>

**Subject:** [EXTERNAL] PEC 18 Jan 2021 meeting Re: H-9255 for 307 Fanshawe East

Dear Councillors,

I am grateful for your continued openness and attention to the form and shape of development at [307 Fanshawe Park Rd East](#). I am writing to you today as a neighbour that borders the south east corner of the lot with an urgent plea that you only approve an AMENDED version of the plan you will vote on at PEC Monday January 18<sup>th</sup>.

Your amendments and oversight are desperately needed. Last week the site *almost had* yet ANOTHER mistaken action taken by the developer: digging in preparation for drainage was exposing and damaging roots of trees that the City had already MANDATED be saved, and on-site crews believed they were not to be concerned about ANY tree damage because they were ALL coming down anyway. This was not EVER approved by the City and it was only after repeated phone calls and emails by the neighbourhood that the City sent out an officer to review the actions occurring on site and put a stop to it (an action for which we are deeply grateful to the City). After your Site plan meeting and vote, the builder will move forward and based on past experience (removal of existing structures without a permit, plans submitted and re-submitted that did not conform to your mandates, and digging damaging tree roots last week) we have EVERY reason to be deeply concerned and need you to help protect our community and create a balanced, enjoyable space for both us and our new neighbours.

Specifically I ask that you mandate the following (as well as those outlined by my neighbours) as a requirement of obtaining approval to the current site plan submission:

1. Chain link fence to be removed around the ENTIRE property and board on board privacy fence to be installed in its place.
  - a. The builder and developer will tell you that they are not building this fence to preserve the existing cedar hedge, however if I want to build a fence any landscaper can come in and do it without removing my hedge so this is certainly possible here. And will afford me and my family, as well as all the other neighbours bordering the property, the privacy we deserve.
  - b. This is also desperately needed because if you look closely at the plans submitted, it states that the hedge will be pruned and deep root fertilized, and if necessary, replaced. A replacement hedge will take 10-20 years to provide decent privacy from a 2.5 story structure. Requiring a board on board privacy fence will mitigate any potential issues if the hedge is dramatically pruned, or ends up being replaced. You will not have the chance to mandate this later if / when the hedge is removed.
2. Ensure there is a plan in place to protect all of the Tree's that are mandated to be saved, once digging starts and damage occurs it does not matter what you requested, damaged trees will come down negating any requirement you set out.
3. Mandate that setbacks for the parking lot are maintained. We have given a lot with this development – 42 Units on a site that used to hold 1 – that is exponential increase. We, and the

new community to live on the site, deserve privacy and space to enjoy your gardens, pools, barbecues, etc. This is a key factor that makes OSCA the wonderful location it is.

4. Put a plan in place to oversee the construction at repeated points in time to prevent any more MISTAKES from occurring. Once many actions are taken they cannot be undone and history has shown that they are VERY likely to occur.

Thank you so much for all of the time and attention you have given to this development, I am sure it has at times felt like a burden. I am deeply grateful to have Councillors in place who care and who are willing to work with us – so once again thank you.

Warm regards,

Deb Beverley  
[25 Camden Place](#)  
[London, Ont](#)  
[N5X 2K5](#)

**From:** FRED CULL

**To:** Anna Hopkins <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Phil Squire <[psquire@london.ca](mailto:psquire@london.ca)>; steve Hillier <[shillier@london.ca](mailto:shillier@london.ca)>; Steve Lehman <[slehman@london.ca](mailto:slehman@london.ca)>; Shawn Lewis <[slewis@london.ca](mailto:slewis@london.ca)>; Ed Holder <[mayor@london.ca](mailto:mayor@london.ca)>; Heather Lysynski <[hlysynsk@london.ca](mailto:hlysynsk@london.ca)>

**Sent:** Sunday, January 17, 2021, 10:37:15 p.m. EST

**Subject:** 307 Fanshawe Park road East Development

Dear committee members.

I understand you( PEC) will be considering final approval for this development at 307 Fanshawe to proceed.

on Monday January 18/21

I do have 2 issues I trust you will take the time to consider.

I can appreciate that during this pandemic it must be difficult for you to be able to deal with issues with developments, and concerns of people whose property's look directly onto a site.

We will see 2 huge building overlooking our back yards after this development is built.

We have been living in our home here for 45 years and have really enjoyed living in OLD Stoneybrook . And we realized that someday the old farm house and barn would be gone that we looked directly onto.

We just had hoped for some nice homes or condos would have been built instead of these 2 large apartment buildings that don't fit in with the 1 and 2 story homes that surround the site.

I have raised my concerns at previous meetings and through correspondence with city council members and I would appreciate you hear me out. on 2 issues I'm concerned with.

1st. concern is.

As you know I am concerned that my Silver Maple Tree # 14 a Boundary Tree needs to be protected from Damage to it and also to it's root structure during construction of this development.

I have been assured from city officials that the tree is healthy and should be saved and that measures are to be in place to protect it from damage from construction.

TPZ( TREE PROTECTION ZONE) needs to be applied for the area where the roots extend out ( I believe to the drip line of this tree) and needs to be protected from digging or from any heavy equipment placed on this area that would compact the soil and damage the roots, thereby killing this tree.

My concern is.

If you look at the parking plan you will see there is an area that needs to be protected.( see drip line,)

However their plan shows this area could be damaged from equipment during construction .Damage resulting from digging UP THE SOIL and by installing hard asphalt pavement for parking spaces over a protected area.

You will see in the plan the OAK TREE #21 that is adjacent to my #14 Tree .

That Oak Tree has a special notice of TPZ on the plan to protect this tree by REMOVING some parking spaces that could cause damage to it's root structure.

The notice reads "PARKING SPACES REMOVED to minimize construction damage on mature trees"

I am requesting the SAME CONSIDERATION for our tree#14 , to REMOVE A FEW PARKING SPACES in the TPZ area in order to avoid killing my tree.

2nd concern is

The SANITARY SEWER.

I understand that the city engineer was consulted in regards to how to deal with the Sanitary Sewer for these 2 large apartment buildings.

As I understand it . The plan is to use the Old PIPE that was buried underground some 50 years ago when Old Stoneybrook was first developed.THE OLD PIPE is located in an easement that runs along the side of our home

That small pipe is only 5.90 inches in diameter and the plan was to use that old pipe to connect it to a 8 inch pipe that is located on the Camden Place circle.

The engineer claims that 5.90 inch pipe is actually large enough to handle sewage from the 2 apartment buildings if there were up to 101 people that would occupy these buildings.

However, We don't actually know how many people would be living in these 2 apartment buildings of 42 units and having 2 and 3 bedrooms in each building . they could be cramming in maybe 200 people into these apartments.

That's a lot of toilets flushing,plus waste water from sinks ,showers ,dish washers and laundry plus disposable wipes they didn't have back in the 70's getting stuck in a small drain pipe.

I don't need raw sewage seeping onto our property when that old pipe could back- up and leak. It could be pretty nasty!

So rather than cause problems for us, Please consider that

THE SANITARY SEWER SHOULD BE DIRECTED OUT TO THE MAIN SEWER PIPE ON FANSHAWE Park RD.

and not onto our Camden Place cul-de-sac as suggested.

Thanks, I hope you will consider my 2 requests.I have been told it's a done deal! THAT YOU WON'T LISTEN Hope that's not the case.

Many Thanks , Stay Safe. Fred Cull 33 Camden place London N5X2K5

**From:** Michael J Crawford

**Sent:** Friday, January 15, 2021 4:27 PM

**To:** ppmclerks <[ppmclerks@london.ca](mailto:ppmclerks@london.ca)>

**Cc:** Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Squire, Phil <[psquire@london.ca](mailto:psquire@london.ca)>; Lehman, Steve <[slehman@london.ca](mailto:slehman@london.ca)>; Lewis, Shawn <[slewis@london.ca](mailto:slewis@london.ca)>; Hillier, Steven <[shillier@london.ca](mailto:shillier@london.ca)>; City of London, Mayor <[mayor@london.ca](mailto:mayor@london.ca)>

**Subject:** [EXTERNAL] PEC 18 Jan 2021 meeting Re: H-9255 for 307 Fanshawe Esat

Dear Councillors,

I am writing as a neighbour of the 307 Fanshawe development to register concerns regarding the lifting of holding provisions. Before these provisions are lifted:

- 1.** please ensure that a Tree Protection Plan is implemented BEFORE all other work, including sediment plan/controls begins. Last week, a backhoe was in digging trenches that severed roots, and demonstrated no respect for the root bed of trees designated for retention. Indeed contractors thought they were preparing for removal of all vegetation;
- 2.** please probe justification for removal of tree 31. It has a very inconvenient location for the proposal, but was specifically designated for retention by City Council. The tree is massive, and our guess is that it is considered a hazard merely because it is a Silver Maple. Branches fall off all sorts of trees, and there are remediation strategies that can be employed short of removing the tree entirely. Site Plan aspirations should not be driving tree removal - Council was clear;
- 3.** ensure Bylaws are respected in their FULL context. Bylaw CP 1455 541 permits common parking lots to approach no closer than **1.5** meters to a common property line. The **same bylaw** requires "private outdoor spaces" to enjoy a buffer **minimum** of **3** meters. Why should residents of a new development enjoy literally twice the buffer from their own parking lot compared to their established neighbours to the south (backyards)? This is a perverse, selective, and unfair application of the Bylaw;
- 4.** preserve privacy: the developer's initial "sales pitch" for a relief of setback from westerly neighbours included the installation of transom rather than full height windows on the westerly and overlooking face of the 3.5 story front building. Setback was reduced from 6 to 4.9 m. The design has now been reversed and transom windows are to be replaced with full length windows in the present plan. The closer proximity of the building and its larger height will adversely affect enjoyment of privacy for the westerly neighbours (Contrary to London Plan, City Plan etc.). If the City accords special relief for setback, increases density, raises structural height, then there is a moral obligation to ameliorate effects on neighbours. Please petition for transom windows to preserve some semblance of privacy.

Sincerely,

Michael Crawford

21 Camden Place

London Ont.

N5X 2K5

January 16, 2021

Regarding: File: Z-9155  
725-735 Dundas St., 389-393 Hewitt St, a portion of 700 King St, and other properties  
East Village Holdings Ltd.  
Zoning By-Law Amendment

First of all I would like to say that I am not apposed to development and infill projects. I strongly support the city in its BRT plans and the ambitious installation of bike lanes along Dundas Street.

I commend Medallion/East Village Holdings Ltd in accommodating Communauto car-share in their lot. I'm a member. With the inclusion of more affordable housing units in the new development Medallion has recognized that there is a need for this in our community. Medallion has also recognized the need for more parking with its proposed 393 parking spaces. I can only hope this will alleviate the parking issues that have plagued the area for years.

There are still a couple of issues that I would like to see dealt with. Illegal parking and stopping remains a problem along King Street in front of 700 King. With Covid 19 there has been a huge increase in parked vehicles. There are so many independent drivers delivering parcels and picking up rides. My driveway is constantly blocked with cars either parked on King St or parked in my drive. My tenant was late for work one day when someone blocked the driveway and went into 700 King. On many occasions my tenant can't access the driveway because it's blocked. Both my tenant and I have approached drivers to ask them to move. If there is someone in the parked car their response to our request is often met with a comment that they are just waiting for someone. They have no intention of moving until they have picked up their ride. Both my tenant and I have been threatened. What I find equally frustrating is the Commissionaires parking enforcement policy. I spoke to one who admitted that because of Covid 19 and the increase in deliveries they are lenient to illegal parking for deliveries. The logic being the drivers are only there for a short period of time. This is not always true. Cars are often parked for much longer periods. Why are drivers not using the entrance off Lyle or Hewitt? My request for more signage along King Street has been ignored for years. When the third Medallion tower was built on Lyle Street "No Parking" signs quickly went up. The signage was soon changed to limited parking. Why was Lyle Street dealt with so quickly when there is a greater danger on King Street?

Example: My driveway blocked with a car, engine running and no occupant.





The second issue I would like dealt with related to the Medallion property is dog waste. The problem has persisted for years. Their property is littered with dog waste along King Street. It then gets tracked onto the city sidewalk. I have complained but to no avail. Recently another waste bin was placed at King and Lyle. Within days there was waste left close to the base of the bin, a reckless disregard for the property. There needs to be a serious intervention. DNA testing has become more common in solving this problem. Below is a link to an article about one condo development that has implemented DNA testing.

<https://toronto.ctvnews.ca/ontario-condo-development-to-use-dna-testing-to-track-dog-owners-not-cleaning-after-pets-1.5125579>



In the end will Medallion build the commercial structure as proposed or will it become another unsightly open space similar to their other open spaces along Dundas Street. Time will tell. I think Medallion is moving towards being a better community partner. If Medallion builds the new structure as planned with a commercial component it will be a great addition to Dundas Street. If they and the city can deal with my two issues Medallion will be a much better neighbour.

Maurice Carroll  
Home Owner  
King Street

**From:** Jess Elizabeth  
**Sent:** Friday, January 15, 2021 1:25 PM  
**To:** ppmclerks <[ppmclerks@london.ca](mailto:ppmclerks@london.ca)>  
**Subject:** [EXTERNAL] Medallion corporation new buildings

I think they should stop building new buildings and focused on cleaning up their buildings on kipps lane and Adelaide. They are full of roaches, bedbugs and they do the bare minimum to fix the situation at hand.



Dear Councillor Members,

I don't agree that this development deserves a bonus zone. Bonus Zones are to be awarded in exchange for unique or extraordinary features including enhancing community character. Developers ask and expect bonus zones for any development that is not a square box. There is nothing special about this development architecturally or design and does not complement in anyway the heritage features of the adjacent heritage building or character of the streetscape of Old East Village.

This development should only be awarded a bonus zone if they house the current residents that will be displaced at their current rental rate because market value is unaffordable to many working and underemployed individuals. That's the problem. Market value is unaffordable because the market is targeted towards upscale housing where the developer can make the most money.

There is little value in setting aside a small fraction of units at market value if the people displaced by the development cannot afford it. It is important to understand the housing problem properly. There is a housing problem because the only housing being build is high end housing and this raises the market value for all housing. Therefore, residents that are being displaced by this development need new units at their current rental rate.

The drawings of the building along Dundas and Hewitt streets have no space for street trees or green space except in concrete boxes. We know that trees in concrete boxes cannot thrive and die. They become sickly and only make the street more derelict.

There is no green space onsite for residents that sufficiently accommodates the resident population. I feel there is a lack of sensitivity or maybe understanding at council as to the importance of ensuring ample green space for residents in their race to build. It is well understood that developers must make room for green space for residents as part of the overall health of their living space and broader community. If this means a reduction is either rental units or size of some rental units, then so be it. It is not acceptable that in your race to build you comprise components that define healthy living. Otherwise, you are creating a concrete jungle and more progressive communities have moved away from that sort of planning.

The tower is too high. Combined with the existing towers, it will block crucial sunlight for the lowrise housing on Hewitt. Those residents will only receive early morning sun which will eliminate their ability to grow food is desired and place the rest of the day in shadow. No bonus zone should be awarded for eliminating the vast majority of sunlight to residents.

Finally, there is nothing special about this development. Architecturally it is plain. Other than providing housing it has a negative impact of the community. It blocks significant sunlight to adjacent lowrise housing, it is not complementary to the adjacent heritage building or the character of Old East Village, it provides little exterior green space to its residents, does not contributes to the tree canopy of the area, it evicts current residents and does not offer substitute housing at their current affordability.

This sort of development lacks ethics because individuals with wealth move in and dominate others of less wealth and have the ability to oust them from their homes. It is Council's role to set a balance to ensure that these developments play a fair role in replacing lost affordable housing and contribute to intrinsic qualities of the broader community. It is not enough to just profit from expensive housing.

Thank you

AnnaMaria Valastro

133 John Street, Unit 1

London, Ontario N6A 1N7

January 28, 2021

Mayor and Members of Council  
The Corporation of the City of London  
Building Division, Room 708  
300 Dufferin Avenue  
London, ON N6A 4L9

Your Worship and Members of Council:

Re: City of London File Z-9155  
East Village Holdings Limited (**EVHL**) application for a zoning by-law amendment 690, 696, 6989, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street (collectively referred to as the "**EVHL Property**")

We, the Unity Project, are a homeless shelter that owns and operates its emergency shelter and supportive housing at its property municipally known as 717-721 Dundas Street (the "**UP Property**"). The UP Property abuts and situated immediately to the west of EVHL Property.

EVHL is proposing a zoning by-law amendment for the EVHL Property to permit a mixed-use development having one apartment building being twenty-four storeys in height with a six-storey podium and ground floor commercial space. EVHL is proposing a total of 243 residential units and two levels of underground along with some ground level parking (the "**Proposed Development**").

The EVHL Proposed Development, if permitted, will represent one of the more significant developments in the unique area of Old East Village and will have a considerable impact on the surrounding community including the UP Property and its operations. The Proposed Development is situated within the Old East Village Dundas Street Corridor Secondary Plan area (the "**Old East Dundas St. Secondary Plan**").

Unity Project has been operating in the area for more than 17 years and provides emergency shelter and supportive housing for adults and youth of all genders age 18 and over. Unity Project's goals are to divert people from shelters wherever this is an opportunity; to stabilize participants in a moment of crisis by meeting their basic needs; to help people obtain housing and maintain stability in community; and, works towards preventing or ending the experience of homelessness for its participants. As recently as November 25, 2020 the CBC identified that COVID-19 has exposed a widening economic inequality in the City of London resulting in an increasing number of residents needing shelter. Unity Project provides an increasingly required service at its UP Property to help people in their time of need. More recently as a result of the pandemic Unity Project has expanded its operations.

The Old East Dundas St. Secondary Plan was passed by Council on June 25<sup>th</sup>, 2019. We note that the EVHL zoning by-law amendment application for the Proposed Development was deemed complete by the City on November 28<sup>th</sup>, 2019, a full five months after the Old East Dundas St. Secondary Plan was approved by City Council.

The City's Core Action Plan dated October 28, 2019 (the "**Core Action Plan**") confirms that Old East Village is part of the City's Core Area. The Core Action Plan identifies the Old East Dundas St. Secondary Plan as guiding the design of the streetscape improvements along Dundas Street and provided a policy for future development along the corridor.

The Core Action Plan identifies four needs that must be addressed to achieve success and includes: (i) people struggling with homelessness and health issues need help; (ii) people need to feel safe and secure; (iii) businesses need an environment that allows them to be successful; and (iv) the Core Area needs to attract more people. Unity Project address two of these needs alleviating homelessness and providing a safe space for people to feel safe and secure. It is important that any development being proposed in the area does not put the operations of Unity Project and other similar service providers at risk or resulting in its participants and services being pushed out of the area through the gentrification of the area without consideration for the existing area and operations.

The planning report prepared by the City in support of EVHL's Proposed Development of the EVHL Property states that proposed zoning by-law amendment conforms to the in-force policies of the Old East Dundas Street Secondary Plan as it promotes the continued revitalization of the area. This statement while recognizing the importance of the Old East Dundas Street Secondary Plan governing the area and the Proposed Development fails to take into consideration the importance of the character of the existing area and neglects to apply all of the policies to EVHL's Proposed Development.

While it appears that the City has determined that an increase in height is appropriate due to the application of the bonusing provisions it is unclear as to what was provided by EVHL to support the increased height and density being proposed. While parking appears to be mentioned in the City's staff report as a rationale for the bonusing such provision is not set out in the Old East Dundas Street Secondary Plan.

The Old East Dundas Street Secondary Plan provides for bonusing in favour of facilities and services, or matters such as: affordable housing; off-site community amenities; contribution to the development of transit features; secure bicycle parking and cycling infrastructure; façade restoration and other heritage investments; and other facilities or services that provide substantive public benefit. It is unclear as to what facilities or services were provided and accepted by the City to justify the approximately additional 8 storeys on the building and an increase in density from 250 units per hectare to 750 units per hectare.

EVHL has indicated that a total of 13 of the approximately 243 residential units of the Proposed Development will be affordable housing. This is merely 5% of the total units and insufficient for the Old East area and the City as a whole. Particularly in circumstances where it is known that the housing affordability crisis is increasing.

The Proposed Development also ignores that it is situated immediately adjacent to a heritage property, being the UP Property. The UP Property was designated as a heritage property in 2011. The impact of the Proposed Development on the UP Property needs to be taken into consideration. The Proposed Development fails to take into consideration or mitigate any impacts on the UP Property.

The Proposed Development, in providing a negligible number of affordable housing units, and neglecting to protect built heritage resources, is inconsistent with the *Planning Act*, and the Provincial Policy Statement (“**PPS**”) specifically the policies set out below, among others:

1. Under section 2 of the *Planning Act* regard must be given to matters of provincial interest including:
  - h. the orderly development of safe and healthy communities;
  - j. the adequate provision of a full range of housing, including affordable housing;
  - p. the appropriate location of growth and development; and,
2. Policy 1.1.1 of the PPS provides that healthy, liveable and safe communities are sustained by:
  - - a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;
    - 
    - b. accommodating an appropriate affordable and market-based range and mix of residential (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
    - 
    - c. avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
    -
3. Policy 1.4.3 of the PPS provides that planning authorities shall provide an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:
  - a. establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. ...
  -
4. Policy 1.7.1 of the PPS provides that long-term economic prosperity should be supported by: (e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
- 
5. Policy 2.6.1 of the PPS confirms that *significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved.

The UP Property fulfills a demonstrated need in the City of London to relieve the homelessness crisis. The Proposed Development falls short on the provision of affordable housing in the Old East Village area and fails to meet the objectives of the Old East Village Dundas St. Secondary Plan. Should the Proposed Development proceed a minimum of 61 affordable units should be provided representing 25% of the total 243 units being proposed.

The Proposed Development and zoning by-law is inconsistent with the PPS and fails to provide adequate affordable housing and recognize the heritage resources in the area, particularly Unity Project’s heritage building.

Unity Project also has serious concerns about the impacts of EVHL's Proposed Development on its building particularly the construction of a building at the scale being proposed along with the underground parking garage.

Unity Project has significant concerns that the construction of EVHL's Proposed Development will negatively impact the UP Property; foundation, drainage and slope stability, particularly in light of the negligible side yard setback being proposed.

Unity Project respectfully requests Council, that for these reasons among the other reasons presented at the public meeting relating to the EVHL's Proposed Development, deny the approval of EVHL's proposed zoning by-law amendment until such time as the issues associated with: the provision of affordable housing; protection of Unity Project's designated heritage building; impacts of the development on the surrounding properties; appropriate development setbacks; compliance with the Old East Dundas St. Secondary Plan; consistency with the PPS; and, maintaining the character of Old East Village, are appropriately addressed.

Unity Project attended the Public Meeting as it relates to the proposed development on January 18, 2020 and submitted detailed comments on the proposed development. Unity Project is formally requesting through this letter and its participation at the public meeting that it be notified of the decision of City Council as it relates to EVHL's Proposed Development and zoning by-law amendment.

Yours truly,



Amanda Grzyb, Ph.D.  
Chair, Board of Directors, Unity Project



Rick Odegaard  
Treasurer, Board of Directors, Unity Project

c: Cathy Saunders, City Clerk, [csaunder@london.ca](mailto:csaunder@london.ca)  
Jesse Helmer, [jhelmer@london.ca](mailto:jhelmer@london.ca)

# Community and Protective Services Committee

## Report

The 3rd Meeting of the Community and Protective Services Committee  
January 19, 2021

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

ALSO PRESENT: J. Bunn, M. Ribera and C. Saunders

Remote attendance: Councillors M. Cassidy and M. van Holst;  
C. Cooper, L. Cornish, K. Dickins, E. Skalski, C. Smith and S.  
Stafford

The meeting was called to order at 4:00 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

#### 2.1 Homeless Prevention Head Lease Program (Single Source 20-34)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Acting Managing Director, Housing,  
Social Services and Deerness Home and with the concurrence of the  
Director, Financial Services, the following actions be taken with respect to  
the staff report dated January 19, 2021, related to the award of contracts  
through Single Source procurement requiring Committee and City Council  
approval for awards greater than \$50,000:

a) a Single Source Procurement (SS 20-34), as per section 14.4(a) of  
the Procurement of Goods and Services Policy, BE AWARDED to 186  
King Street Holdings Incorporated for the provision of up to twenty (20)  
units at an estimated cost of \$180,000 (excluding HST) for use in the  
Head Lease program for a one year term with an option to renew for two  
additional one year terms based on available funding/budget; and,

b) the Civic Administration BE AUTHORIZED to undertake all  
administrative acts that are necessary in connection with this matter.  
(2021-S14)

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 Development on Elm Street - Councillor M. van Holst

Moved by: S. Lewis

Seconded by: A. Kayabaga

That the undated communication from Councillor M. van Holst regarding the construction of park facilities or a community hub at the Holy Cross School on Elm Street, BE RECEIVED. (2021-S11)

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

**Motion Passed (6 to 0)**

4.2 Housing First Emergency Youth Shelter - Request for Delegation Status - Youth Opportunities Unlimited

Moved by: S. Lewis

Seconded by: E. Holder

That the delegation request by T. Gillis, S. Cordes and M. Doucet, Youth Opportunities Unlimited (YOU), with respect to funding awarded to YOU in 2017, BE APPROVED for a future meeting of the Community and Protective Services Committee; it being noted that a communication from T. Gillis, S. Cordes and M. Doucet, dated January 8, 2021, was received with respect to this matter. (2021-S11)

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. Hillier

Seconded by: A. Kayabaga

That the Deferred Matters List for the Community and Protective Services Committee, as at January 7, 2021, 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 4:28 PM.



# Corporate Services Committee

## Report

2nd Meeting of the Corporate Services Committee  
January 18, 2021

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

ALSO PRESENT: J. Taylor, M. Ribera, C. Saunders

Remote Attendance: Councillor S. Hillier; L. Livingstone, A. Barbon, M. Butlin, B. Card, I. Collins, S. Corman, K. Dawtrey, A. Dunbar, M. Goldrup, A. Hagan, J. Logan, K. Murray, K. Scherr, M. Schulthess, B. Warner, B. Westlake-Power, J. Wills

The meeting is called to order at 12:02 PM; it being noted that the following Members were in remote attendance: Mayor E. Holder, Councillors M. van Holst, J. Morgan, E. Pelozo and A. Kayabaga.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: E. Pelozo

Seconded by: J. Morgan

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

Yeas: (4): M. Cassidy, J. Morgan, E. Pelozo, and E. Holder

Absent: (2): M. van Holst, and A. Kayabaga

**Motion Passed (4 to 0)**

#### 2.1 Argyle Business Improvement Area 2021 Proposed Budget - Municipal Special Levy

Moved by: E. Pelozo

Seconded by: J. Morgan

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

- a) the Argyle Business Improvement Area proposed 2021 budget submission in the amount of \$262,000 BE APPROVED as outlined in Schedule "A", as appended to the staff report dated January 18, 2021;
- b) the amount to be raised by The Corporation of the City of London for the 2021 fiscal year for the purposes of the Argyle Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$215,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law A.-6873-292, as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and,

d) the proposed by-law appended to the staff report dated January 18, 2021 as Schedule "C" with respect to Municipal Special Levy for the Argyle Business Improvement Area BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021.

**Motion Passed**

2.2 Hamilton Road Business Improvement Area 2021 Proposed Budget -  
Municipal Special Levy

Moved by: E. Pelosa

Seconded by: J. Morgan

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

a) the Hamilton Road Business Improvement Area proposed 2021 budget submission in the amount of \$135,231 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 18, 2021;

b) the amount to be raised by The Corporation of the City of London for the 2021 fiscal year for the purposes of the Hamilton Road Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$70,000;

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

d) the proposed by-law as appended to the staff report dated January 18, 2021 as Schedule "C" with respect to Municipal Special Levy for the Hamilton Road Business Improvement Area BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021.

**Motion Passed**

2.3 Hyde Park Business Improvement Area 2021 Proposed Budget -  
Municipal Special Levy

Moved by: E. Pelosa

Seconded by: J. Morgan

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

a) the Hyde Park Business Improvement Area proposed 2021 budget submission in the amount of \$442,000 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 18, 2021;

b) the amount to be raised by The Corporation of the City of London for the 2021 fiscal year for the purposes of the Hyde Park Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$434,000;

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

d) the proposed by-law as appended to the staff report dated January 18, 2021 as Schedule "C" with respect to Municipal Special Levy for the Hyde Park Business Improvement Area BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021.

**Motion Passed**

2.4 London Downtown Business Association 2021 Proposed Budget -  
Municipal Special Levy

Moved by: E. Pelosa

Seconded by: J. Morgan

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

a) the London Downtown Business Association proposed 2021 budget submission in the amount of \$1,972,282 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 18, 2021;

b) the amount to be raised by the Corporation of the City of London for the 2021 fiscal year for the purposes of the London Downtown Business Association and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$1,877,082;

c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-2, as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and,

d) the proposed by-law as appended to the staff report dated January 18, 2021 as Schedule "C" with respect to Municipal Special Levy for the London Downtown Business Association BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021.

**Motion Passed**

2.5 Old East Village Business Improvement Area 2021 Proposed Budget -  
Municipal Special Levy

Moved by: E. Pelosa

Seconded by: J. Morgan

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

a) the Old East Village Business Improvement Area proposed 2021 budget submission in the amount of \$234,350 BE APPROVED as outlined in Schedule "A" as appended to the staff report dated January 18, 2021;

b) the amount to be raised by The Corporation of the City of London for the 2021 fiscal year for the purposes of the Old East Village Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$42,000;

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

d) the proposed by-law as appended to the staff report dated January 18, 2021 as Schedule “C” with respect to Municipal Special Levy for the Old East Village Business Improvement Area BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021.

**Motion Passed**

2.8 Appointment of Councillor Pelozza to the National Board of the Climate Caucus

Moved by: E. Pelozza

Seconded by: J. Morgan

That the appointment of Councillor E. Pelozza to the National Board of the Climate Caucus for the term commencing October 19, 2020 through November 2021 BE SUPPORTED.

**Motion Passed**

2.6 Assessment Growth for 2021, Changes in Taxable Phase-Values, and Shifts in Taxation as a Result of Reassessments

Moved by: J. Morgan

Seconded by: E. Pelozza

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report dated January 18, 2021, with respect to Assessment Growth for 2021, Changes in Taxable Phase-Values, and Shifts in Taxation as a Result of Reassessments BE RECEIVED.

Yeas: (5): M. Cassidy, J. Morgan, E. Pelozza, A. Kayabaga, and E. Holder

Absent: (1): M. van Holst

**Motion Passed (5 to 0)**

2.7 Ontario Transfer Payment Agreement - Bill 218, Supporting Ontario's Recovery and Municipal Elections Act, 2020

Moved by: E. Holder

Seconded by: J. Morgan

That, on the recommendation of the City Clerk, the proposed by-law as appended to the staff report dated January 18, 2021 as Appendix “A”, being a by-law to approve and authorize the Ontario Transfer Payment Agreement between Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the “Province”) and The Corporation of the City of London (the “Recipient”) to provide funding for expenses related to the to return to first-past-the-post election framework for the 2022 Municipal Election, BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021.

Yeas: (4): M. Cassidy, M. van Holst, J. Morgan, and E. Holder

Nays: (2): E. Pelozza, and A. Kayabaga

**Motion Passed (4 to 2)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Application - Issuance of Proclamation - London Black History Month 2021

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

That based on the application dated December 17, 2020, from London Black History Coordinating Committee, the month of February BE PROCLAIMED as Black History Month 2021.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

5.1 (ADDED) Application – Issuance of Proclamation – International Day of Zero Tolerance for Female Genital Mutilation

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

That based on the application dated January 13, 2021, from the End FGM Canada Network, February 6, 2021 BE PROCLAIMED International Day of Zero Tolerance for Female Genital Mutilation.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

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

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

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

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

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

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

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

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

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

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

#### 6.4 Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

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

#### 6.5 Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

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

#### 6.6 Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

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

#### 6.7 Solicitor-Client Privilege Advice

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

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

The Corporate Services Committee convenes, In Closed Session, from 12:35 PM to 1:19 PM.

**7. Adjournment**

Moved by: E. Holder

Seconded by: E. Pelosa

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 1:21 PM.

# Civic Works Committee

## Report

The 1st Meeting of the Civic Works Committee  
January 19, 2021

PRESENT: Councillors E. Pelozza (Chair), J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, Mayor E. Holder

ALSO PRESENT: J. Bunn, M. Ribera and C. Saunders

Remote Attendance: Councillors A. Hopkins and M. van Holst; M. Feldberg, D. MacRae, S. Mathers, M. Pease, D. Popadic, K. Scherr, B. Somers, J. Stanford, S. Tatavarti and B. Westlake-Power

The meeting was called to order at 12:00 PM; it being noted that the following Members were in remote attendance: Mayor E. Holder, Councillors M. Cassidy, J. Helmer, S. Turner and P. Van Meerbergen

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

Mayor E. Holder discloses a pecuniary interest in clause 5.1, having to do with Item 4 of the Deferred Matters List, related to the properties at 745 and 747 Waterloo Street, by indicating that his daughter owns a business located at 745 Waterloo Street.

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

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

That Councillor S. Turner BE ELECTED Vice-Chair of the Civic Works Committee for the term ending November 30, 2021.

Yeas: (6): E. Pelozza, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

### 2. Consent

Moved by: J. Helmer  
Seconded by: P. Van Meerbergen

That Items 2.1, 2.2, 2.3, 2.5, 2.6, 2.7 BE APPROVED.

Yeas: (6): E. Pelozza, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

#### 2.1 RFP 20-60 Large Diameter Watermain Inspection

Moved by: J. Helmer  
Seconded by: P. Van Meerbergen



That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated January 19, 2021, related to the Large Diameter Watermain Inspection Project:

- a) the bid submitted by Kenwave Solutions Inc., 7080 Derrycrest Drive, Mississauga, Ontario, L5W 0G5, in the amount of \$1,041,546.00 (excluding H.S.T.) BE AWARDED in accordance with Section 15.2.e of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E08)

**Motion Passed**

2.2 Proposed Expansion of the W12A Landfill Site - Updated Environmental Assessment Engineering Consulting Costs

Moved by: J. Helmer

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated January 19, 2021 related to the Proposed Expansion of the W12A Landfill Site and updated Environmental Assessment Engineering Consulting Costs:

- a) Oakridge Environmental BE APPOINTED to carry out additional project coordination services as part of the Individual Environmental Assessment (EA) process for the proposed expansion of the W12A Landfill and provide advice/assistance on the Environmental Protection Act (EPA), Ontario Water Resource Act (OWRA) and Planning approvals for the Expansion of the W12A Landfill, in the total amount of \$61,000 (excluding HST), in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing report appended to the above-noted staff report:
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E07)

**Motion Passed**

2.3 Huxley Street Closing

Moved by: J. Helmer

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer the proposed by-law, as appended to the staff report dated January 19, 2021, BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021, to close

a part of Huxley Street, designated as Part 2 on Plan 33R-20888; it being noted that, subject to the passing and registration of the above-noted closing by-law in the Land Registry Office, utility easements shall be conveyed to Enbridge Gas, Bell Canada, Rogers Communications and London Hydro and the City will retain a municipal services easement and an easement for public walkway over the lands to be conveyed. (2021-T09)

**Motion Passed**

2.5 Oxford Street West and Gideon Drive Intersection Improvements  
Environmental Assessment Study - Appointment of Consulting Engineer

Moved by: J. Helmer

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated January 19, 2021, related to the appointment of a Consulting Engineer for the Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment Study:

- a) R.V. Anderson Associates Limited BE APPOINTED as a Consulting Engineer to complete the Schedule 'B' Municipal Class Environmental Assessment for the Oxford Street West and Gideon Drive Intersection Improvements at an upset amount of \$174,471 (excluding HST) in accordance with RFP20-56 and Section 15.2 (e) of the Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2021-T05/E05)

**Motion Passed**

2.6 Appointment of Consulting Engineers - Springbank Dam  
Decommissioning

Moved by: J. Helmer

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated January 19, 2021 related to the Appointment of a Consulting Engineer for the Springbank Dam Decommissioning:

- a) Stantec Consulting Ltd. BE APPOINTED Consulting Engineers to complete the pre-design and detailed design of the 2021 Springbank Dam Decommissioning, as per the recommendations outlined in the One River Environmental Assessment, in the total amount of \$328,318.28, including contingency, (excluding HST);

- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E21)

**Motion Passed**

2.7 Amendments to the Traffic and Parking By-law

Moved by: J. Helmer  
 Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated January 19, 2021, BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021 to amend By-law PS-113, entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2021-T02/T08)

**Motion Passed**

2.4 Ministry of Transportation Road Closures for the Highway 401/Highway 4 (Colonel Talbot Road) Interchange Improvements

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

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the required municipal road closures related to the Highway 401 / Highway 4 (Colonel Talbot Road) interchange improvements and the Highway 4 and Glanworth Drive underpass bridge replacements BE ENDORSED, as outlined in the staff report dated January 19, 2021, in accordance with the approved Transportation Environmental Study Report prepared by the Ontario Ministry of Transportation (MTO). (2021-T09)

Yeas: (6): E. Pelosa, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

2.8 RFP 20-72 Supply and Delivery of Medium Duty Crew Cab Trucks

Moved by: P. Van Meerbergen  
 Seconded by: J. Helmer

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the staff report dated January 19, 2021, related to RFP20-72 for the Supply and Delivery of Medium Duty Crew Cab Trucks:

- a) the submission from Carrier Centers, 90 Enterprise Drive, London, Ontario, N6N 1A8, BE ACCEPTED for the supply and delivery of four (4) medium duty crew cab trucks at a total purchase price of \$578,955

(excluding HST), in accordance with Section 12.2 b) of the Goods and Services Policy which states “Awards under the Request for Approval (RFP) process require the following approval: Committee and City Council must approve an RFP award for purchases greater than \$100,000”;

b) Fleet Services BE AUTHORIZED to award a contract term of one (1) year for the replacement of (4) four units in 2021, with three (3) option years to replace nine (9) units in 2022, and ten (10) units in 2023, as per the replacement schedule approved in the 2020-2023 capital budget, funded by ME202201 and ME202301 capital projects;

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these purchases;

d) approval, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval, in accordance with Section 12.2 b) of the Goods and Services Policy which states “Awards under the RFP process require the following approval: Committee and City Council must approve an RFP award for purchases greater than \$100,000”; and,

e) the funding for this purchase BE APPROVED as set out in the Source of Financing Report appended to the above-noted staff report. (2021-V01)

Yeas: (6): E. Pelozo, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

### **3. Scheduled Items**

#### **3.1 Street Renaming Portion of Darlington Place (Plan 33M-773)**

Moved by: J. Helmer

Seconded by: M. Cassidy

That, on the recommendation of the Director, Development Services, with respect to the application by Sifton Properties Limited related to the renaming of Darlington Place, the portion of “Darlington Place” from Kettering Place southward to Lot 9, Concession 1, Part 2 of Reference Plan 33R-19902, within Registered Plan 33M-773, BE RENAMED to “Barn Swallow Place”; it being noted that no individuals spoke at the public participation meeting associated with this matter. (2021-T00)

Yeas: (6): E. Pelozo, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

Voting Record:

Moved by: M. Cassidy

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): E. Pelozo, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

Yeas: (6): E. Pelozo, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

**4. Items for Direction**

4.1 Implementing Speed Bumps on Aldersbrook Gate - A. Mercer

Moved by: M. Cassidy  
Seconded by: P. Van Meerbergen

That the communication from A. Mercer, dated December 29, 2020, related to Implementing Speed Bumps on Aldersbrook Gate, BE NOTED AND FILED, noting that the author has since requested the communication to be withdrawn; it being noted that the Civic Administration will undertake to review the current related policy. (2021-T04)

Yeas: (6): E. Pelozo, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, and E. Holder

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

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

That the Civic Works Committee Deferred Matters List, as at January 7, 2021, BE RECEIVED.

Yeas: (5): E. Pelozo, J. Helmer, M. Cassidy, P. Van Meerbergen, and S. Turner

Recuse: (1): E. Holder

**Motion Passed (5 to 0)**

**6. Adjournment**

The meeting adjourned at 12:44 PM.

# Planning and Environment Committee

## Report

The 2nd Meeting of the Planning and Environment Committee  
January 18, 2021

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

**ALSO PRESENT:** H. Lysynski, M. Ribera and C. Saunders

Councillors J. Helmer and M. van Holst; I. Abushehada, J. Adema, A. Anderson, G. Barrett, H. Chapman, M. Corby, L. Davies-Snyder, M. Feldberg, P. Kavcic, G. Kotsifas, T. Macbeth, H. McNeely, S. Meksula, S. Miller, L. Mottram, B. O'Hagan, B. Page, M. Pease, J. Raycroft, M. Tomazincic, B. Westlake-Power, S. Wise and P. Yeoman

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

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: E. Holder

Seconded by: S. Lewis

That Items 2.2 and 2.3, inclusive, and Item 2.5 BE APPROVED.

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

**Motion Passed (6 to 0)**

#### 2.2 Application - 2700 Buroak Drive (H-9284)

Moved by: E. Holder

Seconded by: S. Lewis

That, on the recommendation of the Director, Development Services, based on the application by Foxhollow North Kent Developments Inc., relating to the property located at 2700 Buroak Drive, the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 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 R6 (h-h-54-h-71-h-95-h-100-R6-5) Zone TO a Residential R6 (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) Zone TO a Residential R6/R7/R8 (R6-5/R7-H15-D75/R8-H15-D75) Zone to remove the "h, h-54, h-71, h-95 and h-100" holding provisions.

**Motion Passed**

2.3 Application - 2261 Linkway Boulevard - Removal of Holding Provision (H-9242)

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

That, on the recommendation of the Director, Development Services, based on the application by Rembrandt Developments (Fanshawe) Inc., relating to lands located at 2261 Linkway Boulevard, legally described as Block 90 Plan 33M-768, the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 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 R6 (h-54•h-71•R6-5) Zone TO a Residential R6 (R6-5) Zone to remove the h-54 and h-71 holding provisions.

**Motion Passed**

2.5 Inclusionary Zoning Review: Terms of Reference

Moved by: E. Holder  
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 Inclusionary Zoning review:

- a) the Terms of Reference for the Inclusionary Zoning Review, appended to the staff report dated January 18, 2021, BE RECEIVED for information; and,
- b) the Civic Administration BE DIRECTED to complete steps necessary to prepare the Draft Assessment Report, consistent with Provincial requirements; it being noted that a draft Assessment Report will be brought before a future meeting of the Planning and Environment Committee for Council's consideration.

**Motion Passed**

2.1 2019 State of the Downtown Report

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

That, on the recommendation of the Director, Planning and City Planner, the staff report dated January 18, 2021 entitled "2019 State of the Downtown Report" BE RECEIVED for information.

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

**Motion Passed (6 to 0)**

Additional Vote:

Moved by: S. Lewis

Seconded by: S. Lehman

Motion to approve the following:

"The Civic Administration BE DIRECTED to submit future reports relating to the State of the Downtown to the Strategic Priorities and Polices Committee."

Yeas: (2): S. Lewis, and S. Lehman

Nays: (4): P. Squire, A. Hopkins, S. Hillier, and E. Holder

**Motion Failed (2 to 4)**

2.4 Application - 307 Fanshawe Park Road East (H-9255)

Moved by: E. Holder

Seconded by: S. Hillier

That, on the recommendation of the Director, Development Services, based on the application by 1423197 Ontario Inc. (Royal Premier Homes), relating to the property located at 307 Fanshawe Park Road East, the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 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 R5 Special Provision (h-5\*h-54\*h-89\*R5-7(10)) Zone TO Residential R5 Special Provision (R5-7(10)) Zone to remove the "h-5, h-54 and h-89" holding provisions.

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

**Motion Passed (6 to 0)**

**3. Scheduled Items**

3.1 Application - 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street and 389, 391, 393 Hewitt Street

Moved by: E. Holder

Seconded by: S. Lewis

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by East Village Holdings Limited, relating to the properties located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street:

a) the proposed by-law appended to the staff report dated January 18, 2021 BE INTRODUCED at the Municipal Council meeting to be held on February 2, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties BY AMENDING the Bonus (B-32) Zone, and to change the zoning of the subject property FROM a Business District Commercial Special Provision Bonus (BDC(24)\*D160\*H36\*B-32) Zone and a Business District Commercial Special Provision (BDC(19)\*D250\*H46) Zone TO a holding Business District Commercial Special Provision Bonus (h\*BDC(24)\*D160\*H36\*B-32) Zone;



the Bonus Zone shall be implemented through one or more agreements to facilitate a high quality mixed-use commercial/residential apartment building, with a maximum height of 24 storeys (82m), and a maximum density of 750 units per hectare for the overall site, which substantively implements the Site Plan and Elevations appended to the staff report dated January 18, 2021 as Schedule "1" for phase 3 to the amending by-law in return for the following facilities, services and matters:

i) Exceptional Building Design

- A) an active commercial ground floor design that divides the floor space along Dundas Street into multiple bays with separate and direct entrances to the sidewalk;
- B) a minimum floor to ceiling height of 4.5m (15 ft) for the ground floor that is greater than the height of all other individual storeys, to activate the street and create a vibrant pedestrian realm;
- C) the provision of a portion of the fifth floor roof as a landscaped outdoor amenity areas for residents;
- D) a minimum step-back of 25m (82 ft) of the tower portion of the building from Dundas Street above the sixth storey;
- E) a slim tower floor plate of less than 1,075m<sup>2</sup> (11,571sq ft) for floors 7-24 to minimize the overall mass, visual impact and sunlight disruption of the tower;
- F) utilize changes in colour and material to visually break up the massing of the tower; and,
- G) utilize building step-backs above the 22nd storey to define the building cap and completely conceal the mechanical and elevator penthouse within the overall architectural design;

ii) Provision of a minimum of 393 parking spaces within two levels of underground parking and structured parking within the podium;

iii) Provision of Affordable Housing

the provision of affordable housing shall consist of:

- A) a total of thirteen (13) residential dwelling units provided as nine (9) one bedroom units, and four (4) two-bedroom units;
- B) two of the residential dwelling units shall be provided as accessible units, which may be the one or two bedroom units, or a combination thereof;
- C) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- D) the duration of affordability shall be set at 30 years from the point of initial occupancy;

b) the Approval Authority BE ADVISED that the following issues were raised during the public participation meeting with respect to the application by East Village Holdings Limited, relating to the properties located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street:

- i) the proposed number of affordable housing units should be increased;
- ii) thirty rent geared to income units should be provided for a period of one hundred years instead of the proposed thirteen affordable housing units at eighty percent market rate for thirty years;
- iii) the rationale for the bonus zoning needs to be further clarified;
- iv) lack of greenspace proposed to be provided for the residents;
- v) lack of trees being provided for on the proposed development;

- vi) the negative impact of the shadows from the proposed building will have on neighbouring properties;
- vii) the proposed density is too high;
- viii) the proposed height of the building is too high;
- ix) concerns with location of garbage bins;
- x) concerns about the proposed reduced side yard setback;
- x) concerns with the current maintenance of the interior and exterior of the existing building owned by the same Corporation; and,
- xi) the walkway that was to be built between the building owned by the same Corporation and Dundas Street should be provided for;

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

- a communication from C. BakerBriden; and,
- the staff presentation;

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 promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents, and by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment conforms to the in-force policies of the Old East Village Dundas Street Corridor Secondary Plan that promotes the continued revitalization of the area;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the objectives of the Old East Village Main Street Commercial Corridor policies which encourages redevelopment in The Village Annex segments of the Main Street Commercial Corridor;
- the recommended amendment will facilitate an enhanced form of development in accordance with the Old East Village Commercial Corridor Urban Design Manual which includes an architecturally defined base, middle and top with the base serving to frame the pedestrian realm at a human-scale; and,
- the recommended amendment is appropriate for the site and surrounding context and will assist with the continued improvement and revitalization of the broader Old East Village.

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: A. Hopkins

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. Lewis  
Seconded by: A. Hopkins

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**

- 4.1 R. Pinheiro, Chairman, Hamilton Road Business Improvement Area - Request for Amendment to our Hamilton Road Business Improvement Area By-laws

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

That the City Clerk BE DIRECTED to bring forward to a future meeting of Municipal Council a by-law to incorporate the proposed amendments to the Hamilton Road Business Improvement Area By-law as requested by the Hamilton Road Business Improvement Area Board of Management as outlined in the communication dated December 15, 2020 from R. Pinheiro, Chairman, Hamilton Road Business Improvement Area.

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

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 6:08 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Application – East Village Holdings Limited, relating to the properties located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street

- Councillor Squire: Thank you very much Ms. Wise. Technical questions from the Committee? Councillor Lewis, go ahead.
- Councillor Lewis: Thank you Mr. Chair, just a very quick one. Of the 393 parking spaces in this proposal, do we have a sense of what number would be publicly available? When we have ground floor commercial, of course, there's a necessity for people to sometimes access that ground floor commercial by vehicle so is there an opportunity for the public to do that in this case or are these parking spaces currently proposed specifically for the residential units? I do note that there's a surplus between the unit count and the parking count.
- Councillor Squire: Go ahead Ms. Wise.
- Sonia Wise, Senior Planner: Through you Mr. Chair, there is parking that would be set aside that would satisfy the requirements of the commercial uses at the ground floor so that would have to be located somewhere within the structure; however, a lot of the parking that is provided is in an effort to alleviate some of the pressure on the local parking demand which is also created through the existing apartment buildings. It is anticipated that a large amount of them would be taken up by residents that are in the existing apartment buildings as well as the future proposed phase for your consideration.
- Councillor Lewis: Thank you for that. I just wanted to ensure that some consideration to the commercial parking space need was being given and I hear that it is. I don't need an exact number, I'm just glad to hear that that has been part of the discussion.
- Councillor Squire: Any other technical questions? I just have one Ms. Wise and it's about the podium, the whole aspect of the podium and it's something that seems relatively new from my point of view in the City of London and I'm really interested in how the community input and sort of design principles went into the podium here, which seems to me to be fairly extensively designed and to be fairly large.
- Sonia Wise, Senior Planner: To you Mr. Chair, so I believe the podium design evolved both directly and indirectly through the comments we received. Some of the direct changes, there was a desire for the first design to have more of a horizontal feature that connected the vertical brick features so that is something that we heard from the community as well as the Urban Design Peer Review Panel and in terms of material use type those things also were improved. The indirect inclusion could be the additional height that is included with including more parking levels. We did hear that the existing parking situation is an issue and in order to accommodate more parking, the podium did rise two levels but the overall design, I think, captures a lot of comments that we received and provided a better interface with Dundas Street.
- Councillor Squire: Thank you very much. I think that's, just from my point of view, that's a real positive, the podium aspect. Moving on now to public.
- Mayor Holder: I have a question Chair.

- Councillor Squire: I'm sorry Mr. Mayor. I keep missing you Mr. Mayor and I apologize for that. Go ahead.
- Mayor Holder: Thank you. To our staff, I know that the detail around bonusing and obviously as a result of what is occurring going forward is more inclusionary zoning so how does bonusing get into it at this point when it hasn't broken ground. What was the, I'm just trying to understand the dates associated with when we are allowed to bonus and when inclusionary zoning takes place. If you can help me understand that timing and how it affects this future project.
- Councillor Squire: Go ahead Ms. Wise or someone else if they are able to answer.
- Sonia Wise, Senior Planner: Through you Mr. Chair, so the timing of this application, it has been active for the past year which means the policy framework that was in place when this came in did contemplate bonusing and still does contemplate bonusing. There will be an eventual phasing out and a transition time over the next couple of years up to about September 2022 where aspects like inclusionary zoning might come in and take the place of some other projects that may have been dealt with through bonusing and in keeping in mind that, the bonusing that was eventually sort of negotiated is also aligned with our future provision of priorities so it's something that we would have liked to see if bonusing goes away. I hope that helps. Sorry.
- Mayor Holder: Well it does. If I might Chair, and this is to staff, I'm glad to see that as part of that process, negotiated or otherwise, that it includes thirteen affordable housing units within that. Sorely needed. Thank you.
- Councillor Squire: Thank you Mr. Mayor. We are going to go to public participation now unless there's any other technical questions. I know that people will be joining us and I don't know if they are listening now. Are they? Just for anyone that is going to be speaking, just so you're aware five minutes, we'll be timing that and we'll try to give you notice when there's thirty seconds left but we do hold to that time limit to, to move the meeting along and in terms of comments we try to stay away from any derogatory comments about other speakers or, or anything in particular, it makes the meeting proceed a lot smoother so I'll go to. Is the applicant here to make. The applicant is here? Can't hear me?
- Catharine Saunders, City Clerk: Mr. Blackwell you need to take your phone off mute, please. Star six I believe will unmute you.
- Councillor Squire: Mr. Blackwell, are you there? Yeah, I'll go to the next person, we'll come back to the applicant so next speaker, whoever that might be. We're going, this is going well so far. This is Dr. Grzyb.
- Councillor Squire: Doctor? Hello?
- Catharine Saunders, City Clerk: Again, anyone joining us by phone needs to unmute their phone by using \*6.
- Councillor Squire: Oh, there's somebody who must be on. Who am I speaking to?
- This is not the applicant, this is Amanda Grzyb from Western Unity Project but I think I should probably be speaking after the applicant.
- Councillor Squire: No, no, we are not going to wait, you're going to go now.

- Dr. Amanda Grzyb: Ok.
- Councillor Squire: You have five minutes. Go ahead.
- Dr. Amanda Grzyb: I was the first one to unmute my phone.
- Councillor Squire: Yes.
- Dr. Amanda Grzyb: Thanks, thanks so much for making it possible to participate in this meeting. I have been on every kind of online format possible but this one is new, calling into a Zoom meeting so my name is Amanda Grzyb and I am a Professor at Western University and I'm also Chair of the Board of Directors for the Unity Project for Relief of Homelessness in London which, as you know, is an emergency shelter located at 717 Dundas Street which is directly beside the proposed development and that is the heritage building to which the speaker referred to earlier. A little bit later my colleague Rick Odegaard, who's also a long-time member of Unity Projects Board of Directors will speak to outline some specific concerns that we have related to rezoning and bonusing provisions in the application including density, height, setback from Dundas and setback in particular from the property line next to our facility but I would just like to speak briefly to Unity Project's main concern and this is related to the proposed number of affordable rental units in the, in the apartment building. I was really heartened to hear the discussion earlier in this meeting about the issues of homelessness and affordable housing. We're certainly facing a crisis in the City and this is one that will be exacerbated by the economic impacts of Covid-19. Once this is all over I think we are going to be dealing with this for years to come and all of us have seen a growing number of people who are sleeping rough in the city and, of course, we're very supportive of the recently enacted emergency measures to prevent people from freezing to death on the streets over the winter. At Unity Project, for more, more than a decade our staff and program participants have been experiencing the impacts of this housing crisis and we experience it every single day. Our Housing Stability workers struggle to find affordable rentals for our program participants and we know that there's an acute shortage of affordable and supportive housing in the city. Based on the reports, and I heard this reiterated in the overview, Medallion's proposal includes thirteen rental units that will be leased at eighty percent of the average market rent for thirty years and so the first question that I think the first question we would like to ask is whether apartments at eighty percent of the average market rent in London can really be characterized as affordable. Would somebody who's working for minimum wage or someone on ODSP or OW really be able to afford a unit in the new Medallion building? The second question is whether thirteen units is enough, is it going to make an impact or really any kind of dent in the affordable housing crisis that we are dealing with. Should we be asking for more? The third question, and this is not really a rhetorical question, it's an actual question, how many affordable units were lost when Medallion began to develop those properties so is the thirteen units replacing the number of affordable housing units that were displaced? Were there more? Were there less? I think this is an important question to ask and then finally I think we would like to ask the Committee what the ethical obligations are of for-profit housing developers like Medallion and Medallion, I would note, is a for-profit company based outside of our city, right, they are based in Toronto. What are their ethical obligations to collective local solutions for affordable housing and for addressing this crisis in our community? Should they be doing more, particularly when they are not even based in London, they're based in, in Toronto. I think the main point we would like to make is that in exchange for compromised rezoning of the area and Rick is going to outline those details a little bit later taking into account some concerns we have about setback and density, Unity Project would like to ask the

Committee and the City for a much more robust affordable housing provision in this proposal and we would propose a minimum of thirty rent geared to income units, not eighty percent of market rent, but rent geared to income.

- Councillor Squire: You're now, just so you know, sorry, you have thirty seconds remaining.
- Dr. Amanda Grzyb: Okay. So hopefully, and that's actually the last point I wanted to make, so thirty rent geared to income units for at least one hundred years and we really welcome more rental units in the city, we need them, but we believe the city should take a really holistic strategic and ethical approach to affordable housing in, particularly in relation to for-profit developers and developments that are situated outside of our own city. Thanks so much for listening to our concerns, taking them into account and for your time and the ability to participate in this meeting. I really appreciate it. Thank you.
- Councillor Squire: Thank you. Thank you very much for your thoughts. So now we are going to try to go to the applicant. I'm hoping the applicant is online. Unmuted.
- Catharine Saunders, City Clerk: Mr. Kot you're now in the meeting if you could unmute your phone, please.
- Councillor Squire: Okay. I'm not, I'm again, I'm not going to, we're going to wait, do we have someone else who is able to enter the call, please? Alright, who's on the line?
- It's Luka Kot from Medallion Developments.
- Councillor Squire: Alright. Welcome. You have five minutes, you have five minutes
- Luka Kot: I'm trying to get hold of Brian here, Brian is supposed to provide the presentation on our behalf but I just wanted to say good afternoon to all of you and also to the members of the public that are in attendance. My name is Luka Kot, like I said I am here on behalf of Medallion Developments, just wanted to quickly.
- Councillor Squire: Sir. Sir. Just before we go on I just want to remind you that you have five minutes and we will be holding to that and I will let you know when you have thirty seconds left. Go ahead.
- Luka Kot: Thank you and yeah, so I just wanted to show my appreciation to the staff and to the community at large and we worked very hard together to develop this project. I think we all could be proud of and satisfied with it. I'm here just observing all the Committee's and public's comments and I hope that we address most of the concerns as it relates to the project and I think through Brian's presentation we will be able to do so. Thank you.
- Councillor Squire: Alright. We are hoping to hear from Brian. We're trying.
- Luka Kot: I will try him after this.
- Councillor Squire: Alright, thank you. The next person. Is someone else on the line?
- Catharine Saunders, City Clerk: Ms. Valastro you are now on the line.

- Councillor Squire: Ms. Valastro? It seems to me that there's people are not muting and if anybody's listening you really have to unmute before we can hear you. It may sound straightforward. Who is on the line?
- Catharine Saunders, City Clerk: Ms. Valastro you are unmuted but we are unable to hear you.
- AnnaMaria Valastro: Oh, because I am not saying anything. Can you hear me now?
- Councillor Squire: Yep. As always Ms. Valastro you have five minutes and we'll let you know when there's thirty seconds remaining.
- AnnaMaria Valastro: Sorry, I just have to, I just have to shut down, I just have to shut down, I am, AnnaMaria Valastro. Hello? Hello?
- Councillor Squire: We're here Ms. Valastro. We are waiting for you to start speaking.
- AnnaMaria Valastro: Okay. I don't agree that.
- Catharine Saunders, City Clerk: Ms. Valastro, you need to turn the volume out, off on your computer.
- AnnaMaria Valastro: Okay. Everything is ready to go now. I apologize. It's a little bit awkward.
- Councillor Squire: Okay. Please just go ahead, just go ahead.
- AnnaMaria Valastro: I don't agree that this development deserves a bonus zone. Bonus zones are to be awarded in exchange for unique or extraordinary features including enhancing community character, developers, it has become a custom for developers to ask for bonus zones for any development that's not a square box. There's nothing special about this development architecturally or design and it does not complement in any way the heritage features or the adjacent building or character of the streetscape of Old East Village. This development should only be awarded a bonus zone if they house the current residents that will be displaced at their current rental rate because market value is unaffordable to many working and underemployed individuals. That's the problem. Market value is unaffordable because the market is targeted towards upscale housing where the developer can make the most money. There's little value in setting aside a small fraction of units at market value if the people displaced by the development can't afford it. It's important to understand the housing problem properly. There's a housing problem because the only housing being built is high-end housing and this raises the market value for all housing; therefore, residents that are being displaced by this development need new units at their current rental rate. That would be deserving of a bonus zone. The drawings of the building along Dundas and Hewitt Streets have no space for street trees or green space except in concrete boxes. We have already been there, done that and now know that trees in concrete boxes cannot thrive and die, they become sickly and only make the street more derelict. There is no greenspace on site for residents. I feel there's a lack of sensitivity or maybe understanding at Council as to the importance of ensuring ample green space for residents. In their race to build it is understood that developers must make room for green space for residents as part of the overall health of their living space and broader community. If this means a reduction in either the rental units or size of some rental units then so be it. It's not acceptable that in your race to build you compromise components that define healthy living otherwise you are creating a concrete jungle and more



progressive communities have moved away from that sort of planning. The tower is too high. Combined with the existing towers on King Street it will block crucial sunlight for the low-rise housing on Hewitt. Those residents will only receive early morning sun which will eliminate their ability to grow food if desired and place the rest of the day in shadow. No bonus zone should be awarded for eliminating the vast majority of sunlight for, to residents. Finally, there is nothing special about this development. Architecturally it is plain. Other than providing housing it has a negative impact on the community. It blocks significant sunlight to adjacent low-rise housing, is not complimentary to the adjacent heritage building or the character of Old East Village, it provides no interior green space to its residents, it contributes and doesn't contribute to the tree canopy of the area, it evicts current residents and does not offer substitute housing at their current affordability. In closing, I just feel like the, the City needs to set a higher bar for what a developer can get a bonus zone for. I don't understand, like, what we're afraid of to, to make sure that future development encompasses all the qualities that make a living in the poor or anywhere healthy and vibrant and this is just another concrete block in the middle of a great community. So that's all I have to say. Thank you.

- Councillor Squire: Thank you very much for your input. Appreciate it. Alright, who is on the line? We're waiting for our next speaker.
- Catharine Saunders, City Clerk: Mr. Odegaard you are now on.
- Councillor Squire: Mr. Odegaard, are you there?
- Catharine Saunders, City Clerk: Mr. Odegaard if you could please hit \*6 that will unmute your phone.
- Councillor Squire: Mr. Odegaard are you on the line?
- Rick Odegaard: Yes I am.
- Councillor Squire: Alright Mr. Odegaard, as I indicated to others you have five minutes for your presentation and we will give you a note, we will let you.
- Catharine Saunders, City Clerk: Ms. Valastro.
- Councillor Squire: Okay, can you hold, can you wait for a moment, Sir?
- Rick Odegaard: Yes, I can.
- Councillor Squire: Thank you and Ms. Valastro are you still, is your phone still on?
- Rick Odegaard: She was coming through just fine when I was.
- Catharine Saunders: I think we are ok.
- Councillor Squire: No. We were hearing her in the background, Sir. Alright Mr. Odegaard, you have five minutes if you'd like to start.
- Rick Odegaard: Great. Thank you very much Mr. Chair. As Dr. Grzyb mentioned I'm a long-time volunteer with the Unity Project as well, the next-door neighbour to this development. I'm the current Treasurer of the Project. I first of all wanted to thank Sonia Wise for her complete and speedy responses to all of our questions that we fired at her. A lot of organizations are taking a long time and blaming Covid on it, but not you, thank you. I want you to know that we are

in favour of commercial and residential development on the street. We do have some issues with this particular proposal though and as it relates to now the new design I am not familiar with, I am operating off the renderings that were sent out a few weeks ago so I have not seen the updated design and I cannot comment on it other than to say that the previous design, we liked the setback but we do not like the tower height. The shadow line that was mentioned by the previous caller for existing buildings, our own building which is like a two and a half story century duplex, the shadow line goes half-way up the buildings on the other side of Dundas Street right now. This development, the shadow lines are probably going to extend all the way across Queens Ave. The existing zoning on the corner property permits twelve storeys with a density of two hundred fifty units per hectare. What they are asking for is double the height and triple the density, it's a density that exceeds even the King Street development and we're wondering why, when you want to have a friendly frontage on Dundas Street, a busy Dundas Street, you would allow something that's going to loom over the street like a twenty-four-storey building with that kind of density. The design is, is, the density is, we think, too high. The parking spaces, in terms of bonusing, I don't understand why this three hundred ninety-three parking spaces is a response to the market demand for parking, it's, why are we bonusing because they are providing parking. They need to provide parking to rent their units and to satisfy the lack of parking on the existing buildings on King Street. The affordable housing issue Amanda dealt with does a five percent of the units in affordable housing warrant a bonusing provision. We would like to be involved in the site plan approval stage. We are concerned about the side yard setback. Currently, the zoning calls for 4.5 metres up against our property. We hope that that is going to be the case, the zone, rezoning requests zero to 4.5 metres, I don't know where that zero is happening, I haven't seen anything that shows it on our side and we have one final item which may seem minor, trivial to you but it's significant for us and that is when Medallion first built King Street they agreed to allow a garbage bin on their property adjacent to our property for our use, we have a very tight site garbage bin, it would be really disruptive, we don't know where that fits in to the new development, is that indeed, even if that's, that's going to be continued. That's it. Thanks very much for your time.

- Councillor Squire: Thank you very much Mr. Odegaard. We'll try to get your questions answered as part of the presentations today. Next is the applicant, I hope, finally or the applicant's representative? Oh, okay and who am I, who's on the line now?
- Catharine Saunders, City Clerk: Ms. Pastorius from Old East.
- Councillor Squire: Ms. Pastorius?
- Jen Pastorius: Hello everyone. I'm sorry, I'm just getting my text situation.
- Councillor Squire: I was just going to comment on how much better for the Mayor, I mean I don't know what's, what's going on here. I think he has more influence than I do but that should be obvious. Ms. Pastorius, go ahead, you have five minutes.
- Jen Pastorius: I appreciate, I appreciate your patience. Yeah, so my name is Jen Pastorius. Hello everyone. Happy New Year. I'm from the Old East Village BIA and generally I have to say we, as Sonia mentioned, we held a one of our very last in-person meetings on February 2, 2019 to speak to this project. Generally speaking I would say the community was generally positive about the idea of development but our community is also very attentive to details so they had quite a bit of detailed feedback, concerns as well as suggestions and in the more recent renderings I, it seems to suggest, and in conversations with City of

London Urban Designer, that these, most of the challenges around or concerns around public, around urban design, have been addressed, for example, the height of the transom windows which would reflect the heritage components of other buildings in the area has been addressed. The setback is, is farther back and it's kind of, it agrees with the cadence of the other three and four storey buildings in the general area and the parking was addressed as well which, well, was, it was a concern which was brought to the table and the number of parking spaces is a response to that concern. The, generally speaking, the design of the property as it stands now as presented tonight, we are pleased with the commercial spaces, we think it's a benefit to the community, it will connect the commercial area from English into the western part of the corridor and also an increase to residential units are always beneficial in addition to the affordable housing component to the project. Regarding the parking, again, like I said, we had a lot of concern around parking, there's a current parking, some would say crisis in the area regarding Medallion's residence so the increase in parking comparatively to units was a positive development; however, we won't really know how well this remedy has worked until the building is built and the people are in the parking spots to see whether or not that is actually enough. The community itself also had some other concerns that were, to be honest, outside the scope of this particular application but were included in the planning participation meeting so I wanted to include them here. Those are related to the ongoing maintenance of the building itself, both exterior and interior. Also, there was a connectivity piece that was promised in Phase 1 by Medallion in order to create a commercial building as well as a walkway to connect residents from the buildings themselves on King Street directly to Dundas. That has not happened and so we are hoping to work with Medallion to move forward to ensure that these kind of developments do manifest in the near future. In closing, generally speaking, I would say in relation to the comments that were made on February 2 that the adjustments have been made to, to remedy many of the concerns of the people had around urban design, parking, you know, as I said I think it's a cautious optimism situation and again, we are excited about further development in the area and hope to work with Medallion in the future to remedy some of the ongoing challenges. Thank you.

- Coucillor Squire: Thank you very much. I hate to say this but do we have the applicant now?
- Catharine Saunders, City Clerk: Mr. Blackwell if you could hit \*6, please.
- Councillor Squire: It is important that we hear from somebody, that we hear from the applicant, but this is sort of the third or fourth time we've tried this exercise. If we took a brief adjournment would that help or would it, is it alright if we take a, just a five minute adjournment to see if we can make sure that the next person, is there anyone else besides the applicant? No. That's the next person so if it's alright with the Committee I don't think we can skip the applicant so just, we'll, Coucillor Lewis is moving, someone second a five minute adjournment. Councillor Hopkins. Just a show of hands. All in favour. I think everybody, that's everybody supporting. We'll take five minutes to get the applicant online. Okay, we are going to go back in session. I'll call the meeting to order and I am assured that Mr. Blackwell is on the line.
- Brian Blackwell: Good afternoon Mr. Chairman.
- Councillor Squire: I just want to remind you that you have five minutes. Did you listen to the other presentations?
- Brian Blackwell: Yes, I, I've been having technical issues with my computer and I think I have heard most of it.

- Councillor Squire: Okay. I didn't know.
- Brian Blackwell: I apologize if I've missed some.
- Councillor Squire: Okay, if you wanted to address any of those concerns that would be fine. Otherwise, I will give you your five minutes. We'll let you know when you have thirty min, thirty seconds, left. Go ahead.
- Brian Blackwell: Thank you Mr. Chairman. I will get right to answering some of the questions that were, that were asked. Number one, I just wanted to start by thanking staff for all their help on this application. I'd like to say that the Secondary Plan allows for twenty-four storeys, I want to start with that. I want to indicate to all staff that the underlying zone for this area is BD Zone so it allows this type of development. There was talk about HDC. We've had a few meetings with HDC Mr. Chairman and the numbers that we have proposed, and they've approved, are based on the latest approval, development approvals that have been approved, that have been approved lately by planning staff. The thirteen units and the breakdown has been reviewed by HDC and has been approved. Someone was talking about the bonusing. Yes, the affordable thirteen units of affordable units that was approved by HDC is part of the bonusing and, you know, there were other elements, ie. the building design and underground parking. That is part of your London Plan and the original OP requirements, so I wanted to let you know that. We did have meetings with, we did have one open house meeting and we did have a meeting with senior staff in the Old East Village and we believe, you know, at that meeting there was a lot of discussions regarding the building. Mr. Chairman I want to let you know that we've changed the building four times. We've worked with your Urban Design Planner. He was at the open house, he was at all the meetings, he was at the Urban Design Panel, he has taken all those, all those, comments that he has heard and we worked with him to get, to get to this stage. We have looked at that Mr. Chairman. Regarding parking, we have added an extra ninety parking spaces to this development, just to this phase development because, because we know that we have issues with parking on the site so just for this phase we've added an extra ninety parking spaces. Mr. Chairman, regarding the access of Hewitt Street, we, we hired our Transportation Engineer to work with staff engineering department so we have, with the discussions that we've had and our modelling, we've proven to staff that the access off Hewitt Street is appropriate from a setback from Dundas Street. Mr. Chairman, I want to be very clear regarding the building, when we were dealing with the Urban Designer we looked at the building massing, we looked at the elevations, we looked at the setback at the point towers, we looked at the podium fronting onto Dundas Street. We went into detail on the, on the height of the glass fronting onto Dundas Street, which is fifteen feet so we went to that type of detail, Mr. Chairman. We looked at materials, we've, you know, your Urban Designer, we are close to the Unity Project and he asked us to provide setbacks which we did. We went to LACH. LACH had no issue regarding the heritage look of our building. We did do an HIA regarding the zoning which there was no issues regarding your staff related to the heritage component. Mr. Chairman, we do have a garbage bin for the Unity Project on our property. We are still going to carry that forward. In our design we will have a bin and I could say that very clearly. We will have a bin for the Unity Project. They will go through their fence, we will provide that access to our garbage area in the new building and they will have.
- Councillor Squire: Could you wrap up, Sir, you're just hitting five minutes.
- Brian Blackwell: Okay. I, I just wanted to explain, this application, we have worked with City staff for a little over a year now on this application. We feel, we

feel that we fulfilled most of the concerns in the community and, you know, we're happy to build this next space.

- Councillor Squire: Thank you.
- Brian Blackwell: Thank you.
- Councillor Squire: Thank you very much, Sir. Is there any other public participation? I understand there are no other public participants so I will need a motion to close the public participation meeting.

# Strategic Priorities and Policy Committee

## Report

4th Meeting of the Strategic Priorities and Policy Committee  
January 26, 2021

**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, S. Hillier

**ABSENT:** A. Kayabaga

**ALSO PRESENT:** ALSO PRESENT: J. Taylor, C. Saunders

Remote Attendance: L. Livingstone, R. Armistead, A. Barbon, B. Card, S. Corman, K. Dickins, T. Fowler, G. Kotsifas, P. McKague, K. Scherr, M. Schulthess, C. Smith, S. Stafford, B. Westlake-Power, R. Wilcox

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, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza and S. Hillier.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Lehman disclosed a pecuniary interest in item 4.2, having to do with appointments to the Downtown London Business Association, by indicating that he is a member of the Association.

### 2. Consent

#### 2.1 London Community Grants Program Policy Update

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

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the following actions be taken with respect to the London Community Grants Policy:

- a) the proposed by-law as appended to the staff report dated January 26, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council Meeting to be held on February 2, 2021, to repeal and replace By-law No. CPOL.-390-124, entitled London Community Grants Policy;
- b) that the staff report BE RECEIVED for information; and,
- c) the Civic Administration BE DIRECTED to bring back recommendations for the potential introduction of an anonymized application process for the London Community Grants Program that could be implemented for 2022 funding allocations and be used going forward.

**Motion Passed**

Voting Record:

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

Motion to approve parts a) and b):

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services, the following actions be taken with respect to the London Community Grants Policy:

- a) the proposed by-law as appended to the staff report dated January 26, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council Meeting to be held on February 2, 2021, to repeal and replace By-law No. CPOL.-390-124, entitled London Community Grants Policy;
- b) that the staff report BE RECEIVED for information; and,

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, S. Turner, E. Pelozza, and S. Hillier

Absent: (1): A. Kayabaga

**Motion Passed (14 to 0)**

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

Motion to approve part c):

- c) the Civic Administration BE DIRECTED to bring back recommendations for the potential introduction of an anonymized application process for the London Community Grants Program that could be implemented for 2022 funding allocations and be used going forward.

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

Nays: (2): P. Squire, and P. Van Meerbergen

Absent: (1): A. Kayabaga

**Motion Passed (12 to 2)**

## 2.2 Truth and Reconciliation Commission Recommendations Update on City of London Efforts

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

That, on the recommendation of the City Manager, the staff report dated January 26, 2021 entitled "Truth and Reconciliation Commissions – Update on City of London Efforts", BE RECEIVED for information.

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, S. Turner, E. Pelozza, and S. Hillier

Absent: (1): A. Kayabaga

**Motion Passed (14 to 0)**

## 3. Scheduled Items

None.

#### 4. Items for Direction

##### 4.1 Comparison of Proposed London Hydro Restructuring Options

Moved by: J. Helmer

Seconded by: J. Morgan

That the following actions be taken with respect to the comparison of proposed London Hydro Inc. restructuring options:

a) the report dated January 26, 2021 entitled "Comparison of Proposed London Hydro Restructuring Options", BE RECEIVED;

b) the Civic Administration BE DIRECTED to report back to a future meeting of the Strategic Priorities and Policy Committee with the necessary by-laws and documentation to implement the proposed "Newco Option" with respect to London Hydro Inc. restructuring;

c) the Civic Administration BE DIRECTED to advise the Board of London Hydro Inc. that the Municipal Council will not be proceeding with the proposed "Holdco Option"; and,

d) the Board and staff of London Hydro Inc. and the Civic Administration of the City of London, BE THANKED for the work undertaken with respect to London Hydro Inc. restructuring;

it being noted that the Strategic Priorities and Policy Committee received a communication dated January 24, 2021 from Councillor M. van Holst with respect to this matter.

**Motion Passed**

Voting Record:

Moved by: J. Helmer

Seconded by: J. Morgan

Motion to approve parts a), b) and d):

That the following actions be taken with respect to the comparison of proposed London Hydro Inc. restructuring options:

a) the report dated January 26, 2021 entitled "Comparison of Proposed London Hydro Restructuring Options", BE RECEIVED;

b) the Civic Administration BE DIRECTED to report back to a future meeting of the Strategic Priorities and Policy Committee with the necessary by-laws and documentation to implement the proposed "Newco Option" with respect to London Hydro Inc. restructuring;

d) the Board and staff of London Hydro Inc. and the Civic Administration of the City of London, BE THANKED for the work undertaken with respect to London Hydro Inc. restructuring;

it being noted that the Strategic Priorities and Policy Committee received a communication dated January 24, 2021 from Councillor M. van Holst with respect to this matter.

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, S. Turner, E. Pelozza, and S. Hillier

Absent: (1): A. Kayabaga

**Motion Passed (14 to 0)**



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

Motion to approve part c):

c) the Civic Administration BE DIRECTED to advise the Board of London Hydro Inc. that the Municipal Council will not be proceeding with the proposed "Holdco Option"; and,

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

Nays: (1): M. van Holst

Absent: (1): A. Kayabaga

**Motion Passed (13 to 1)**

#### 4.2 Confirmation of Appointments to Downtown London

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

That the following BE APPOINTED to the London Downtown Business Association for the term ending November 15, 2022:

Jerry Pribil - Marienbad Restaurant  
Scott Collyer - Emphyrean Communication Resources.

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

Recuse: (1): S. Lehman

Absent: (1): A. Kayabaga

**Motion Passed (13 to 0)**

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

Moved by: J. Morgan  
Seconded by: P. Van Meerbergen

That the following actions be taken with respect to the 1st Meeting of the Governance Working Group meeting held on January 11, 2021:

a) the following actions be taken with respect to the Advisory Committee Review:

i) the report dated January 11, 2021 entitled "Advisory Committee Review - Interim Report IV", BE RECEIVED;

ii) the Civic Administration BE DIRECTED to proceed with drafting revised Terms of References for Advisory Committees based on the proposed changes set out in staff report dated November 10, 2020 entitled "Advisory Committee Review - Interim Report III", incorporating additional direction from the Municipal Council and the Governance Working Group; and,

iii) the Civic Administration BE DIRECTED to circulate the draft revised Terms of References noted in b) above, to the Advisory Committees for input and to report back to the Governance Working Group with the draft

revised Terms of Relevance and comments received from the Advisory Committees;

b) the Civic Administration BE DIRECTED to prepare a draft revised Code of Conduct for Advisory Committees that would be similar in nature to the Code of Conduct for Council Members, including processes for both adjudication and enforcement of the revised Code of Conduct, and report back to the Governance Working Group with the draft revised Code of Conduct;

c) clause 1.1 BE RECEIVED for information;

d) the Additional Feedback from Current Advisory Committee Members BE RECEIVED; and

e) the communications dated March 15, 2019 and January 4, 2021 from the Transportation Advisory Committee BE RECEIVED.

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

Absent: (1): A. Kayabaga

**Motion Passed (14 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: P. Squire

Seconded by: A. Hopkins

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 6:25 PM.

Bill No. 36  
2021

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 2<sup>nd</sup> day of  
February, 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 February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 37  
2021

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

A by-law to raise the amount required for the purposes of the Argyle Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2021 fiscal year submitted by the Argyle Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2021 fiscal year for the purposes of The Argyle Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$215,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law A.-6873-292, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

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

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

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 38  
2021

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

A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2021 fiscal year submitted by the Hamilton Road Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2021 fiscal year for the purposes of the Hamilton Road Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$70,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-1528-486, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

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

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

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 39  
2021

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

A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2021 fiscal year submitted by the Hyde Park Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2021 fiscal year for the purposes of The Hyde Park Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$434,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law C.P.-1519-490, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.



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

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

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 40  
2021

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

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2021 fiscal year submitted by the London Downtown Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2021 fiscal year for the purposes of the London Downtown Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$1,877,082.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-2, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

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

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

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 41  
2021

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

A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2021 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2021 fiscal year submitted by the Old East Village Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2021 fiscal year for the purposes of The Old East Village Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$42,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-1, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.

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

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

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 42  
2021

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

A by-law to approve the Ontario Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Ministry of Municipal Affairs and Housing and The Corporation of the City of London for the reimbursement of election expenses incurred to return to first-past-the-post election framework.

WHEREAS section 2 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that municipalities are created by the Province of Ontario to be responsible and accountable governments with respect to matters within their jurisdiction and each municipality is given powers and duties under this Act and many other Acts for the purpose of providing good government with respect to those matters;

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

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

AND WHEREAS section 10 of the *Municipal Act, 2001* provides that the City may provide any service or thing that the City considers necessary or desirable for the public, and may pass by-laws respecting same, and respecting economic, social and environmental well-being of the City, and the health, safety and well-being of persons;

AND WHEREAS it is desirable for The Corporation of the City of London to enter into an agreement with Her Majesty the Queen in right of Ontario as represented by the Minister of Municipal Affairs and Housing (the "Ontario Transfer Payment Agreement") to be reimbursed for costs incurred to return to the first past-the-post election framework for the 2022 election;

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

1. The Ontario Transfer Payment Agreement, substantially in the form attached as Schedule 1 to this by-law, is authorized and approved.
2. The Mayor and City Clerk are authorized to execute the Ontario Transfer Payment Agreement approved in section 1 of this by-law.
3. The City Clerk is delegated the authority to approve any further amendments to Ontario Transfer Payment Agreement if they are consistent with the requirements in the agreement approved in section 1 of this bylaw and do not require additional funding or are provided for in the City's current budget and do not increase the indebtedness or contingent liabilities of The Corporation of the City of London.
4. The City Clerk, or written designate, are authorized to execute any amendments to the Ontario Transfer Payment Agreement authorized in section 3 above.
5. The City Clerk, or written designate, is delegated the authority to undertake all the administrative, financial and reporting acts, including signing

authority regarding: application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of the Ministry of Municipal Affairs and Housing's contribution specified in the Agreement that are necessary in connection with the Ontario Transfer Payment Agreement approved in section 1 of this bylaw.

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

PASSED in Open Council February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

## ONTARIO TRANSFER PAYMENT AGREEMENT

THE AGREEMENT is effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**B E T W E E N :**

**Her Majesty the Queen in right of Ontario  
as represented by the Minister of Municipal Affairs and  
Housing**

(the “Province”)

- and -

**The Corporation of the City of London**

(the “Recipient”)

### CONSIDERATION

In consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Province and the Recipient agree as follows:

#### 1.0 ENTIRE AGREEMENT

1.1 The agreement, together with:

Schedule “A” - General Terms and Conditions  
Schedule “B” - Project Specific Information and Additional Provisions  
Schedule “C” - Project  
Schedule “D” - Budget  
Schedule “E” - Payment Plan  
Schedule “F” - Reports, and

any amending agreement entered into as provided for in section 4.1,

constitutes the entire agreement between the Parties with respect to the subject matter contained in the Agreement and supersedes all prior oral or written representations and agreements.

#### 2.0 CONFLICT OR INCONSISTENCY

2.1 **Conflict or Inconsistency.** In the event of a conflict or inconsistency between the Additional Provisions and the provisions in Schedule “A”, the following rules will apply:



- (a) the Parties will interpret any Additional Provisions in so far as possible, in a way that preserves the intention of the Parties as expressed in Schedule “A”; and
- (b) where it is not possible to interpret the Additional Provisions in a way that is consistent with the provisions in Schedule “A”, the Additional Provisions will prevail over the provisions in Schedule “A” to the extent of the inconsistency.

### **3.0 COUNTERPARTS**

- 3.1 The Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

### **4.0 AMENDING THE AGREEMENT**

- 4.1 The Agreement may only be amended by a written agreement duly executed by the Parties.

### **5.0 ACKNOWLEDGEMENT**

- 5.1 The Recipient acknowledges that:
  - (a) by receiving Funds it may become subject to legislation applicable to organizations that receive funding from the Government of Ontario, including the *Broader Public Sector Accountability Act, 2010* (Ontario), the *Public Sector Salary Disclosure Act, 1996* (Ontario), and the *Auditor General Act* (Ontario);
  - (b) Her Majesty the Queen in right of Ontario has issued expenses, perquisites, and procurement directives and guidelines pursuant to the *Broader Public Sector Accountability Act, 2010* (Ontario);
  - (c) the Funds are:
    - (i) to assist the Recipient to carry out the Project and not to provide goods or services to the Province;
    - (ii) funding for the purposes of the *Public Sector Salary Disclosure Act, 1996* (Ontario);
  - (d) the Province is not responsible for carrying out the Project; and
  - (e) the Province is bound by the *Freedom of Information and Protection of Privacy Act* (Ontario) and that any information provided to the Province in connection with the Project or otherwise in connection with the Agreement may be subject to disclosure in accordance with that Act.

**- SIGNATURE PAGE FOLLOWS -**

The Parties have executed the Agreement on the dates set out below.

**HER MAJESTY THE QUEEN IN RIGHT OF  
ONTARIO as represented by Minister of Municipal  
Affairs and Housing**

December 29, 2020

Date



Name: The Honourable Steve Clark

Title: Minister of Municipal Affairs and Housing

**The Corporation of the City of London**

Date

Name:

Title:

I have authority to bind the Recipient.

Date

Name:

Title:

I have authority to bind the Recipient.

**SCHEDULE “A”  
GENERAL TERMS AND CONDITIONS**

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**A1.0 INTERPRETATION AND DEFINITIONS**

A1.1 **Interpretation.** For the purposes of interpretation:

- (a) words in the singular include the plural and vice-versa;
- (b) words in one gender include all genders;
- (c) the headings do not form part of the Agreement; they are for reference only and will not affect the interpretation of the Agreement;
- (d) any reference to dollars or currency will be in Canadian dollars and currency; and
- (e) “include”, “includes” and “including” denote that the subsequent list is not exhaustive.

A1.2 **Definitions.** In the Agreement, the following terms will have the following meanings:

**“Additional Provisions”** means the terms and conditions set out in Schedule “B”.

**“Agreement”** means this agreement entered into between the Province and the Recipient, all of the schedules listed in section 1.1, and any amending agreement entered into pursuant to section 4.1.

**“Budget”** means the budget attached to the Agreement as Schedule “D”.

**“Business Day”** means any working day, Monday to Friday inclusive, excluding statutory and other holidays, namely: New Year’s Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day and any other day on which the Province has elected to be closed for business.

**“Effective Date”** means the date set out at the top of the Agreement.

**“Event of Default”** has the meaning ascribed to it in section A13.1.

**“Expiry Date”** means the expiry date set out in Schedule “B”.

**“Funding Year”** means:

- (a) in the case of the first Funding Year, the period commencing on the Effective Date and ending on the following March 31; and

- (b) in the case of Funding Years subsequent to the first Funding Year, the period commencing on April 1 following the end of the previous Funding Year and ending on the following March 31.

**“Funds”** means the money the Province provides to the Recipient pursuant to the Agreement.

**“Indemnified Parties”** means Her Majesty the Queen in right of Ontario, Her ministers, agents, appointees, and employees.

**“Maximum Funds”** means the maximum Funds set out in Schedule “B”.

**“Notice”** means any communication given or required to be given pursuant to the Agreement.

**“Notice Period”** means the period of time within which the Recipient is required to remedy an Event of Default pursuant to section A13.3(b), and includes any such period or periods of time by which the Province extends that time in accordance with section A13.4.

**“Parties”** means the Province and the Recipient.

**“Party”** means either the Province or the Recipient.

**“Project”** means the undertaking described in Schedule “C”.

**“Reports”** means the reports described in Schedule “F”.

## **A2.0 REPRESENTATIONS, WARRANTIES, AND COVENANTS**

**A2.1 General.** The Recipient represents, warrants, and covenants that:

- (a) it is, and will continue to be, a validly existing legal entity with full power to fulfill its obligations under the Agreement;
- (b) it has, and will continue to have, the experience and expertise necessary to carry out the Project;
- (c) it is in compliance with, and will continue to comply with, all federal and provincial laws and regulations, all municipal by-laws, and any other orders, rules, and by-laws related to any aspect of the Project, the Funds, or both; and
- (d) unless otherwise provided for in the Agreement, any information the Recipient provided to the Province in support of its request for funds (including information relating to any eligibility requirements) was true and complete at the time the Recipient provided it and will continue to be true and complete.

- A2.2 **Execution of Agreement.** The Recipient represents and warrants that it has:
- (a) the full power and authority to enter into the Agreement; and
  - (b) taken all necessary actions to authorize the execution of the Agreement.
- A2.3 **Governance.** The Recipient represents, warrants, and covenants that it has, will maintain in writing, and will follow:
- (a) a code of conduct and ethical responsibilities for all persons at all levels of the Recipient's organization;
  - (b) procedures to enable the Recipient's ongoing effective functioning;
  - (c) decision-making mechanisms for the Recipient;
  - (d) procedures to enable the Recipient to manage Funds prudently and effectively;
  - (e) procedures to enable the Recipient to complete the Project successfully;
  - (f) procedures to enable the Recipient to identify risks to the completion of the Project and strategies to address the identified risks, all in a timely manner;
  - (g) procedures to enable the preparation and submission of all Reports required pursuant to Article A7.0; and
  - (h) procedures to enable the Recipient to address such other matters as the Recipient considers necessary to enable the Recipient to carry out its obligations under the Agreement.
- A2.4 **Supporting Proof.** Upon the request of the Province, the Recipient will provide the Province with proof of the matters referred to in Article A2.0.

### **A3.0 TERM OF THE AGREEMENT**

- A3.1 **Term.** The term of the Agreement will commence on the Effective Date and will expire on the Expiry Date unless terminated earlier pursuant to Article A11.0, Article A12.0, or Article A13.0.

### **A4.0 FUNDS AND CARRYING OUT THE PROJECT**

- A4.1 **Funds Provided.** The Province will:
- (a) provide the Recipient up to the Maximum Funds for the purpose of carrying out the Project;
  - (b) provide the Funds to the Recipient in accordance with the payment plan

attached to the Agreement as Schedule “E”; and

- (c) deposit the Funds into an account designated by the Recipient provided that the account:
  - (i) resides at a Canadian financial institution; and
  - (ii) is in the name of the Recipient.

**A4.2 Limitation on Payment of Funds.** Despite section A4.1:

- (a) the Province is not obligated to provide any Funds to the Recipient until the Recipient provides the certificates of insurance or other proof as the Province may request pursuant to section A10.2;
- (b) the Province is not obligated to provide instalments of Funds until it is satisfied with the progress of the Project;
- (c) the Province may adjust the amount of Funds it provides to the Recipient in any Funding Year based upon the Province’s assessment of the information the Recipient provides to the Province pursuant to section A7.1; or
- (d) if, pursuant to the *Financial Administration Act* (Ontario), the Province does not receive the necessary appropriation from the Ontario Legislature for payment under the Agreement, the Province is not obligated to make any such payment, and, as a consequence, the Province may:
  - (i) reduce the amount of Funds and, in consultation with the Recipient, change the Project; or
  - (ii) terminate the Agreement pursuant to section A12.1.

**A4.3 Use of Funds and Carry Out the Project.** The Recipient will do all of the following:

- (a) carry out the Project in accordance with the Agreement;
- (b) use the Funds only for the purpose of carrying out the Project;
- (c) spend the Funds only in accordance with the Budget;
- (d) not use the Funds to cover any cost that has or will be funded or reimbursed by one or more of any third party, ministry, agency, or organization of the Government of Ontario.

**A4.4 Interest Bearing Account.** If the Province provides Funds before the Recipient’s immediate need for the Funds, the Recipient will place the Funds in an interest bearing account in the name of the Recipient at a Canadian financial

institution.

- A4.5 **Interest.** If the Recipient earns any interest on the Funds, the Province may:
- (a) deduct an amount equal to the interest from any further instalments of Funds; or
  - (b) demand from the Recipient the payment of an amount equal to the interest.

A4.6 **Rebates, Credits, and Refunds.** The Ministry will calculate Funds based on the actual costs to the Recipient to carry out the Project, less any costs (including taxes) for which the Recipient has received, will receive, or is eligible to receive, a rebate, credit, or refund.

#### **A5.0 RECIPIENT'S ACQUISITION OF GOODS OR SERVICES, AND DISPOSAL OF ASSETS**

A5.1 **Acquisition.** If the Recipient acquires goods, services, or both with the Funds, it will:

- (a) do so through a process that promotes the best value for money; and
- (b) comply with the *Broader Public Sector Accountability Act, 2010* (Ontario), including any procurement directive issued thereunder, to the extent applicable.

A5.2 **Disposal.** The Recipient will not, without the Province's prior written consent, sell, lease, or otherwise dispose of any asset purchased or created with the Funds or for which Funds were provided, the cost of which exceeded the amount as provided for in Schedule "B" at the time of purchase.

#### **A6.0 CONFLICT OF INTEREST**

A6.1 **No Conflict of Interest.** The Recipient will carry out the Project and use the Funds without an actual, potential, or perceived conflict of interest.

A6.2 **Conflict of Interest Includes.** For the purposes of Article A6.0, a conflict of interest includes any circumstances where:

- (a) the Recipient; or
- (b) any person who has the capacity to influence the Recipient's decisions, has outside commitments, relationships, or financial interests that could, or could be seen to, interfere with the Recipient's objective, unbiased, and impartial judgment relating to the Project, the use of the Funds, or both.



**A6.3 Disclosure to Province.** The Recipient will:

- (a) disclose to the Province, without delay, any situation that a reasonable person would interpret as an actual, potential, or perceived conflict of interest; and
- (b) comply with any terms and conditions that the Province may prescribe as a result of the disclosure.

**A7.0 REPORTS, ACCOUNTING, AND REVIEW**

**A7.1 Preparation and Submission.** The Recipient will:

- (a) submit to the Province at the address referred to in section A17.1, all Reports in accordance with the timelines and content requirements as provided for in Schedule “F”, or in a form as specified by the Province from time to time;
- (b) submit to the Province at the address referred to in section A17.1, any other reports as may be requested by the Province in accordance with the timelines and content requirements specified by the Province;
- (c) ensure that all Reports and other reports are completed to the satisfaction of the Province; and
- (d) ensure that all Reports and other reports are signed on behalf of the Recipient by an authorized signing officer.

**A7.2 Record Maintenance.** The Recipient will keep and maintain:

- (a) all financial records (including invoices) relating to the Funds or otherwise to the Project in a manner consistent with generally accepted accounting principles; and
- (b) all non-financial documents and records relating to the Funds or otherwise to the Project.

**A7.3 Inspection.** The Province, any authorized representative, or any independent auditor identified by the Province may, at the Province’s expense, upon twenty-four hours’ Notice to the Recipient and during normal business hours, enter upon the Recipient’s premises to review the progress of the Project and the Recipient’s allocation and expenditure of the Funds and, for these purposes, the Province, any authorized representative, or any independent auditor identified by the Province may take one or more of the following actions:

- (a) inspect and copy the records and documents referred to in section A7.2;
- (b) remove any copies made pursuant to section A7.3(a) from the Recipient’s premises; and

- (c) conduct an audit or investigation of the Recipient in respect of the expenditure of the Funds, the Project, or both.

A7.4 **Disclosure.** To assist in respect of the rights provided for in section A7.3, the Recipient will disclose any information requested by the Province, any authorized representatives, or any independent auditor identified by the Province, and will do so in the form requested by the Province, any authorized representative, or any independent auditor identified by the Province, as the case may be.

A7.5 **No Control of Records.** No provision of the Agreement will be construed so as to give the Province any control whatsoever over the Recipient's records.

A7.6 **Auditor General.** The Province's rights under Article A7.0 are in addition to any rights provided to the Auditor General pursuant to section 9.1 of the *Auditor General Act* (Ontario).

## **A8.0 COMMUNICATIONS REQUIREMENTS**

A8.1 **Acknowledge Support.** Unless otherwise directed by the Province, the Recipient will:

- (a) acknowledge the support of the Province for the Project; and
- (b) ensure that the acknowledgement referred to in section A8.1(a) is in a form and manner as directed by the Province.

A8.2 **Publication.** The Recipient will indicate, in any of its Project-related publications, whether written, oral, or visual, that the views expressed in the publication are the views of the Recipient and do not necessarily reflect those of the Province.

## **A9.0 INDEMNITY**

A9.1 **Indemnification.** The Recipient will indemnify and hold harmless the Indemnified Parties from and against any and all liability, loss, costs, damages, and expenses (including legal, expert and consultant fees), causes of action, actions, claims, demands, lawsuits, or other proceedings, by whomever made, sustained, incurred, brought, or prosecuted, in any way arising out of or in connection with the Project or otherwise in connection with the Agreement, unless solely caused by the negligence or wilful misconduct of the Indemnified Parties.

## **A10.0 INSURANCE**

A10.1 **Recipient's Insurance.** The Recipient represents, warrants, and covenants that it has, and will maintain, at its own cost and expense, with insurers having a secure A.M. Best rating of B+ or greater, or the equivalent, all the necessary

and appropriate insurance that a prudent person carrying out a project similar to the Project would maintain, including commercial general liability insurance on an occurrence basis for third party bodily injury, personal injury, and property damage, to an inclusive limit of not less than the amount provided for in Schedule "B" per occurrence. The insurance policy will include the following:

- (a) the Indemnified Parties as additional insureds with respect to liability arising in the course of performance of the Recipient's obligations under, or otherwise in connection with, the Agreement;
- (b) a cross-liability clause;
- (c) contractual liability coverage; and
- (d) a 30-day written notice of cancellation.

**A10.2 Proof of Insurance.** The Recipient will:

- (a) provide to the Province, either:
  - (i) certificates of insurance that confirm the insurance coverage as provided for in section A10.1; or
  - (ii) other proof that confirms the insurance coverage as provided for in section A10.1; and
- (b) upon the request of the Province, provide to the Province a copy of any insurance policy.

## **A11.0 TERMINATION ON NOTICE**

**A11.1 Termination on Notice.** The Province may terminate the Agreement at any time without liability, penalty, or costs upon giving at least 30 days' Notice to the Recipient.

**A11.2 Consequences of Termination on Notice by the Province.** If the Province terminates the Agreement pursuant to section A11.1, the Province may take one or more of the following actions:

- (a) cancel further instalments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to wind down the Project, and do either or both of the following:
  - (i) permit the Recipient to offset such costs against the amount the Recipient owes pursuant to section A11.2(b); and

- (ii) subject to section A4.1(a), provide Funds to the Recipient to cover such costs.

## **A12.0 TERMINATION WHERE NO APPROPRIATION**

**A12.1 Termination Where No Appropriation.** If, as provided for in section A4.2(d), the Province does not receive the necessary appropriation from the Ontario Legislature for any payment the Province is to make pursuant to the Agreement, the Province may terminate the Agreement immediately without liability, penalty, or costs by giving Notice to the Recipient.

**A12.2 Consequences of Termination Where No Appropriation.** If the Province terminates the Agreement pursuant to section A12.1, the Province may take one or more of the following actions:

- (a) cancel further instalments of Funds;
- (b) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient; and
- (c) determine the reasonable costs for the Recipient to wind down the Project and permit the Recipient to offset such costs against the amount owing pursuant to section A12.2(b).

**A12.3 No Additional Funds.** If, pursuant to section A12.2(c), the Province determines that the costs to wind down the Project exceed the Funds remaining in the possession or under the control of the Recipient, the Province will not provide additional Funds to the Recipient.

## **A13.0 EVENT OF DEFAULT, CORRECTIVE ACTION, AND TERMINATION FOR DEFAULT**

**A13.1 Events of Default.** Each of the following events will constitute an Event of Default:

- (a) in the opinion of the Province, the Recipient breaches any representation, warranty, covenant, or other material term of the Agreement, including failing to do any of the following in accordance with the terms and conditions of the Agreement:
  - (i) carry out the Project;
  - (ii) use or spend Funds; or
  - (iii) provide, in accordance with section A7.1, Reports or such other reports as may have been requested pursuant to section A7.1(b);
- (b) the Recipient's operations, its financial condition, or its organizational structure, changes such that it no longer meets one or more of the

eligibility requirements of the program under which the Province provides the Funds;

- (c) the Recipient makes an assignment, proposal, compromise, or arrangement for the benefit of creditors, or a creditor makes an application for an order adjudging the Recipient bankrupt, or applies for the appointment of a receiver; or
- (d) the Recipient ceases to operate.

**A13.2 Consequences of Events of Default and Corrective Action.** If an Event of Default occurs, the Province may, at any time, take one or more of the following actions:

- (a) initiate any action the Province considers necessary in order to facilitate the successful continuation or completion of the Project;
- (b) provide the Recipient with an opportunity to remedy the Event of Default;
- (c) suspend the payment of Funds for such period as the Province determines appropriate;
- (d) reduce the amount of the Funds;
- (e) cancel further instalments of Funds;
- (f) demand from the Recipient the payment of any Funds remaining in the possession or under the control of the Recipient;
- (g) demand from the Recipient the payment of an amount equal to any Funds the Recipient used, but did not use in accordance with the Agreement;
- (h) demand from the Recipient the payment of an amount equal to any Funds the Province provided to the Recipient; and
- (i) terminate the Agreement at any time, including immediately, without liability, penalty or costs to the Province upon giving Notice to the Recipient.

**A13.3 Opportunity to Remedy.** If, in accordance with section A13.2(b), the Province provides the Recipient with an opportunity to remedy the Event of Default, the Province will give Notice to the Recipient of:

- (a) the particulars of the Event of Default; and
- (b) the Notice Period.

**A13.4 Recipient not Remediating.** If the Province provided the Recipient with an

opportunity to remedy the Event of Default pursuant to section A13.2(b), and:

- (a) the Recipient does not remedy the Event of Default within the Notice Period;
- (b) it becomes apparent to the Province that the Recipient cannot completely remedy the Event of Default within the Notice Period; or
- (c) the Recipient is not proceeding to remedy the Event of Default in a way that is satisfactory to the Province,

the Province may extend the Notice Period, or initiate any one or more of the actions provided for in sections A13.2(a), (c), (d), (e), (f), (g), (h), and (i).

**A13.5 When Termination Effective.** Termination under Article will take effect as provided for in the Notice.

#### **A14.0 FUNDS AT THE END OF A FUNDING YEAR**

**A14.1 Funds at the End of a Funding Year.** Without limiting any rights of the Province under Article A13.0, if the Recipient has not spent all of the Funds allocated for the Funding Year as provided for in the Budget, the Province may take one or both of the following actions:

- (a) demand from the Recipient payment of the unspent Funds; and
- (b) adjust the amount of any further instalments of Funds accordingly.

#### **A15.0 FUNDS UPON EXPIRY**

**A15.1 Funds Upon Expiry.** The Recipient will, upon expiry of the Agreement, pay to the Province any Funds remaining in its possession or under its control.

#### **A16.0 DEBT DUE AND PAYMENT**

**A16.1 Payment of Overpayment.** If at any time the Province provides Funds in excess of the amount to which the Recipient is entitled under the Agreement, the Province may:

- (a) deduct an amount equal to the excess Funds from any further instalments of Funds; or
- (b) demand that the Recipient pay an amount equal to the excess Funds to the Province.

**A16.2 Debt Due.** If, pursuant to the Agreement:

- (a) the Province demands from the Recipient the payment of any Funds or an amount equal to any Funds; or

- (b) the Recipient owes any Funds or an amount equal to any Funds to the Province, whether or not the Province has demanded their payment,

such Funds or other amount will be deemed to be a debt due and owing to the Province by the Recipient, and the Recipient will pay the amount to the Province immediately, unless the Province directs otherwise.

A16.3 **Interest Rate.** The Province may charge the Recipient interest on any money owing by the Recipient at the then current interest rate charged by the Province of Ontario on accounts receivable.

A16.4 **Payment of Money to Province.** The Recipient will pay any money owing to the Province by cheque payable to the “Ontario Minister of Finance” and delivered to the Province as provided for in Schedule “B”.

A16.5 **Fails to Pay.** Without limiting the application of section 43 of the *Financial Administration Act* (Ontario), if the Recipient fails to pay any amount owing under the Agreement, Her Majesty the Queen in right of Ontario may deduct any unpaid amount from any money payable to the Recipient by Her Majesty the Queen in right of Ontario.

## A17.0 NOTICE

A17.1 **Notice in Writing and Addressed.** Notice will be in writing and will be delivered by email, postage-prepaid mail, personal delivery, or fax, and will be addressed to the Province and the Recipient respectively as provided for Schedule “B”, or as either Party later designates to the other by Notice.

A17.2 **Notice Given.** Notice will be deemed to have been given:

- (a) in the case of postage-prepaid mail, five Business Days after the Notice is mailed; or
- (b) in the case of email, personal delivery, or fax, one Business Day after the Notice is delivered.

A17.3 **Postal Disruption.** Despite section A17.2(a), in the event of a postal disruption:

- (a) Notice by postage-prepaid mail will not be deemed to be given; and
- (b) the Party giving Notice will give Notice by email, personal delivery, or fax.

## A18.0 CONSENT BY PROVINCE AND COMPLIANCE BY RECIPIENT

A18.1 **Consent.** When the Province provides its consent pursuant to the Agreement, it may impose any terms and conditions on such consent and the Recipient will

comply with such terms and conditions.

## **A19.0 SEVERABILITY OF PROVISIONS**

A19.1 **Invalidity or Unenforceability of Any Provision.** The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision of the Agreement. Any invalid or unenforceable provision will be deemed to be severed.

## **A20.0 WAIVER**

A20.1 **Waiver Request.** Either Party may, in accordance with the Notice provision set out in Article A17.0, ask the other Party to waive an obligation under the Agreement.

A20.2 **Waiver Applies.** Any waiver a Party grants in response to a request made pursuant to section A20.1 will:

- (a) be valid only if the Party granting the waiver provides it in writing; and
- (b) apply only to the specific obligation referred to in the waiver.

## **A21.0 INDEPENDENT PARTIES**

A21.1 **Parties Independent.** The Recipient is not an agent, joint venturer, partner, or employee of the Province, and the Recipient will not represent itself in any way that might be taken by a reasonable person to suggest that it is, or take any actions that could establish or imply such a relationship.

## **A22.0 ASSIGNMENT OF AGREEMENT OR FUNDS**

A22.1 **No Assignment.** The Recipient will not, without the prior written consent of the Province, assign any of its rights or obligations under the Agreement.

A22.2 **Agreement Binding.** All rights and obligations contained in the Agreement will extend to and be binding on the Parties' respective heirs, executors, administrators, successors, and permitted assigns.

## **A23.0 GOVERNING LAW**

A23.1 **Governing Law.** The Agreement and the rights, obligations, and relations of the Parties will be governed by and construed in accordance with the laws of the Province of Ontario and the applicable federal laws of Canada. Any actions or proceedings arising in connection with the Agreement will be conducted in the courts of Ontario, which will have exclusive jurisdiction over such proceedings.

## **A24.0 FURTHER ASSURANCES**

A24.1 **Agreement into Effect.** The Recipient will provide such further assurances as



the Province may request from time to time with respect to any matter to which the Agreement pertains, and will otherwise do or cause to be done all acts or things necessary to implement and carry into effect the terms and conditions of the Agreement to their full extent.

## **A25.0 JOINT AND SEVERAL LIABILITY**

A25.1 **Joint and Several Liability.** Where the Recipient is comprised of more than one entity, all such entities will be jointly and severally liable to the Province for the fulfillment of the obligations of the Recipient under the Agreement.

## **A26.0 RIGHTS AND REMEDIES CUMULATIVE**

A26.1 **Rights and Remedies Cumulative.** The rights and remedies of the Province under the Agreement are cumulative and are in addition to, and not in substitution for, any of its rights and remedies provided by law or in equity.

## **A27.0 FAILURE TO COMPLY WITH OTHER AGREEMENTS**

A27.1 **Other Agreements.** If the Recipient:

- (a) has failed to comply with any term, condition, or obligation under any other agreement with Her Majesty the Queen in right of Ontario or one of Her agencies (a “**Failure**”);
- (b) has been provided with notice of such Failure in accordance with the requirements of such other agreement;
- (c) has, if applicable, failed to rectify such Failure in accordance with the requirements of such other agreement; and
- (d) such Failure is continuing,

the Province may suspend the payment of Funds for such period as the Province determines appropriate.

## **A28.0 SURVIVAL**

A28.1 **Survival.** The following Articles and sections, and all applicable cross-referenced sections and schedules, will continue in full force and effect for a period of seven years from the date of expiry or termination of the Agreement: Article 1.0, Article 3.0, Article A1.0 and any other applicable definitions, section A2.1(a), sections A4.2(d), A4.5, section A5.2, section A7.1 (to the extent that the Recipient has not provided the Reports or other reports as may have been requested to the satisfaction of the Province), sections A7.2, A7.3, A7.4, A7.5, A7.6, Article A8.0, Article A9.0, section A11.2, sections A12.2, A12.3, sections A13.1, A13.2(d), (e), (f), (g) and (h), Article A15.0, Article A16.0, Article A17.0, Article A19.0, section A22.2, Article A23.0, Article A25.0, Article A26.0, Article A27.0 and Article A28.0.

**- END OF GENERAL TERMS AND CONDITIONS -**

**SCHEDULE "B"**  
**PROJECT SPECIFIC INFORMATION AND ADDITIONAL PROVISIONS**

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<b>Maximum Funds</b>	\$51,000.00
<b>Expiry Date</b>	March 31 <sup>st</sup> , 2023
<b>Amount for the purposes of section A5.2 (Disposal) of Schedule "A"</b>	\$5,000.00
<b>Insurance</b>	\$ 2,000,000
<b>Contact information for the purposes of Notice to the Province</b>	<p><b>Name:</b> Helen Collins</p> <p><b>Position:</b> Director (A), Municipal Programs and Outreach Unit</p> <p><b>Address:</b> 777 Bay Street, Toronto, Ontario M7A 2J3, 16<sup>th</sup> Floor</p> <p><b>Email:</b> helen.collins@ontario.ca</p>
<b>Contact information for the purposes of Notice to the Recipient</b>	<p><b>Position:</b></p> <p><b>Address:</b></p> <p><b>Fax:</b></p> <p><b>Email:</b></p>
<b>Contact information for the senior financial person in the Recipient organization (e.g., CFO, CAO) – to respond as required to requests from the Province related to the Agreement</b>	<p><b>Position:</b></p> <p><b>Address:</b></p> <p><b>Fax:</b></p> <p><b>Email:</b></p>

**Additional Provisions:**

None

**SCHEDULE “C”  
PROJECT**

**Objectives**

The objective of the Project is to reimburse the Recipient for costs incurred to return to the first-past-the-post election framework for the 2022 municipal election.

**Description**

The Recipient has stated it will incur expenses related to the to return to first-past-the-post elections.

The Recipient will use the Funds to reimburse itself for its actual costs related to the elimination from the Municipal Election Act of the rank ballot election framework for the 2022 municipal election.

The eligible costs for the Funds could include, but are not limited to:

- A public awareness campaign regarding a return to first-past-the-post
- New information guidelines, pamphlets, and training materials for public consumption
- Reprinted secrecy folders and voting screens without Ranked Choice Voting graphics and instructions
- Overtime payment to staff to assist with a public awareness campaign and a communication plan
- A results display for a first-past-the-post election by the Dominion Voting Services
- Such other costs that may be approved by the Province

Interim Report

The Recipient will submit an interim report to the Province by January 31<sup>st</sup>, 2022. The report will detail how the Funds were expended in 2021 in preparation for the 2022 municipal election and the return to first-past-the-post elections. The report will include a detailed election budget breakdown and a proposed budget summary for how the Recipient will expend any remaining Funds in 2022.

Final Report

The Recipient will submit a final report to the Province by January 31<sup>st</sup>, 2023. The report will detail how any remaining Funds were expended in 2022 in preparation and for the execution of the 2022 municipal election's return to first-past-the-post. The report will include a detailed election budget breakdown for how the Recipient expended the Funds.

**SCHEDULE "D"**  
**BUDGET**

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ITEM	AMOUNT	FUNDING YEAR
Reimbursement for election expenses to the Recipient	\$51,000.00	2020-2021

**SCHEDULE "E"**

## PAYMENT PLAN

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<b>Milestone</b>	<b>Scheduled Payment</b>
<ul style="list-style-type: none"><li>• Execution of the Agreement</li></ul>	Payment of \$51,000.00 made to Recipient no more than thirty (30) days after the execution of the Agreement
<ul style="list-style-type: none"><li>• Submission of Interim Report to the Province</li><li>• Submission of Final Report to the Province</li></ul>	

**SCHEDULE “F”  
REPORTS**

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<b>Name of Report</b>	<b>Reporting Due Date</b>
1. Interim Report	January 31 <sup>st</sup> , 2022
2. Final Report	January 31 <sup>st</sup> , 2023

**Report Details**

**1. Interim Progress Report**

The Recipient will submit an Interim Report to the Province by January 31<sup>st</sup>, 2022. The Interim Report will include:

- A detailed budget breakdown of how the Funds were expended in 2021 for election expenses related to the elimination of the ranked ballot framework and the return to first-past-the-post elections.
- A proposed budget summary of how any remaining Funds will be used in 2022.

**2. Final Report**

The Recipient will submit a Final Report to the Province by January 31<sup>st</sup>, 2023. The Final Report will include:

- A detailed budget breakdown of how the Funds were expended in 2022 for election expenses related to the elimination of the ranked ballot framework and the return to first-past-the-post elections.

Bill No. 43  
2021

By-law No. CPOL.-\_\_\_\_\_ - \_\_\_\_

A by-law to repeal Council Policy related By-Law No. CPOL.-390-124 being “London Community Grants Policy” and replace it with a new Council policy entitled “London Community Grants Policy”.

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

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Council of The Corporation of the City of London wishes to repeal By-law No. CPOL.-390-124 being “London Community Grants Policy” and replace it with a new Council policy entitled “London Community Grants Policy”;

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

1. By-law No. CPOL.-390-124 being “London Community Grants Policy” is hereby repealed.
2. The Policy entitled “London Community Grants Policy” attached as Schedule “A” is hereby adopted.
3. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021



## Schedule A



London  
CANADA

### London Community Grants Policy

**Policy Name:** London Community Grants Policy

**Legislative History:** Enacted June 13, 2017 (By-law No. CPOL.-38-234); Amended June 26, 2018 (By-law No. CPOL.-283-274); Amended April 23, 2019 (By-law No. CPOL.-390-124)

**Last Review Date:**

**Service Area Lead:** Manager, Neighbourhood, Strategic Initiatives and Funding  
Neighbourhood, Children and Fire Services

#### 1. Policy Statement

The objective of this Policy is to outline the criteria for the London Community Grants Program. Funding through this program will be aligned with the City of London's Strategic Plan and will grant funding to community organizations to advance the priorities of the Strategic Plan.

#### 2. Definitions

- 2.1 **“Not-for-Profit”** refers to an organization incorporated without share capital under Part III of the *Corporations Act* or under the *Not-for-Profit Corporations Act*.
- 2.2 **“Grant Application”** refers to the application associated with each granting category.
- 2.3 **“Grant Agreement”** refers to the legal agreement that is signed after an application has been deemed successful under the City of London (“the City”) Community Grants Program. The Grant Agreement defines the terms and conditions under which the City of London grant will be made and cannot be altered without prior approval.
- 2.4 **“Strategic Plan”** refers to the current City of London Strategic Plan.
- 2.5 **“Host Organization”** refers to an incorporated not-for-profit organization that may act as a sponsor to an unincorporated organization in order for the unincorporated organization to be eligible for this grant. The Host Organization will be issued funding associated with the funding activity and will assume financial and legal responsibility for the funded activity and adhere to associated reporting requirements to be outlined in the Grant Agreement.
- 2.6 **“Funder”** refers to an organization that provides money for a particular purpose. This includes foundations, other government sources (Federal and Provincial), etc.
- 2.7 **“Procedural Error”** in reference to the Appeals Process, refers to a mistake that may have been made as a result of not following the process for the allocation of grants as outlined in this Policy.

#### 3. Applicability: Funding Categories

Applications for London Community Grants will be considered under the following categories:

##### 3.1 Multi-Year Grants

Multi-Year Grants are up to four (4) year agreements with the City of London for community organizations pursuing initiatives in alignment with the City of London's Strategic Plan or through Council-directed emerging priorities.

### 3.2 Innovation and Capital Grants

- a) Innovation grants are provided to new, emerging organizations and/or initiatives that engage in one or more of the following:
- **New idea** – proven or promising early stage innovations that need additional support to create the capacity and conditions to be effectively sustained;
  - **Collaboration** – new, emerging organizations, initiatives or collaborations that engage in dynamic community partnerships and innovative improvements to service delivery and system collaboration;
  - **Transformation of service delivery** – creative new approaches to social innovation that engage multiple stakeholders in creative collaboration to improve system delivery and/or coordination OR provide an opportunity for a sector to do things differently.
- b) Capital grants are provided for projects involving construction or purchase of physical assets, including, but not limited to, land, building and associated renovation costs. Applications to the Capital category will be considered for the following purposes:
- Purchase of Land and Buildings: Grants are made in this category only when the purchase is required for the immediate capital project.
  - Construction Costs: Grants in this category will be for costs associated with new facilities or renovation costs associated with the provision of additional program/service space.

## 4. The Policy

### 4.1 General Program Requirements: The Grant

- a) The proposed initiative must meet the definition of the relevant funding category as outlined in Section 3 of this policy.
- b) Community need for the proposed project must clearly be demonstrated and indicate how the applicant organization is best suited to meet this need.
- c) The proposed initiative must be available to a broad cross-section of the London community.
- d) All projects must conform to all relevant legal standards and requirements and should be physically accessible to all persons.
- e) A minimum of 25% of the total funding for the Multi-Year and Innovation and Capital Funding Streams will be allocated to applications whose proposals would support anti-Black racism, anti-Indigenous racism, anti-oppression, diversity, inclusion and equity, it being noted that if no applications are received that would support these initiatives, the funding may be allocated to those applications that meet the London Community Grants Program Policy.

### 4.2 Specific Program Requirements

- a) Innovation
- i) Considering the one-year term of funding for Innovation Grants, applications under this category will be strongly assessed for ongoing program sustainability. The Applicant must demonstrate a clear plan for how the proposed program will be funded after the term of the grant.
- b) Capital
- i) The applicant must present information that demonstrates their long-term intent to remain in the building. If funding has been received to make capital improvements to the property, the

organization may be required to repay a portion of the grant back to the City in the event the property is vacated. The exact terms will be laid out in the Grant Agreement signed upon notification of the awarded grant.

- ii) All Capital projects must be either tendered or open to competitive bidding by two or more parties.
- iii) Rehabilitation and replacement of existing facilities will be preferred as opposed to projects involving the construction of new facilities.
- iv) Capital funding will not be granted for appliances or equipment. Funding will only be provided for construction costs for work that will be affixed to the building.
- v) Preference will be given to organizations that demonstrate a willingness to cooperate with the community and other organizations to share the space.
- vi) Unincorporated organizations will not be eligible to apply for Capital funding.
- vii) Applicant must demonstrate they have applied to relevant Federal and Provincial government funding streams that align with the capital project deliverables.

#### **4.3 Eligibility**

##### **a) General Eligibility**

- i) A City of London grant should not be considered as the sole source of funding for the organization. City of London grants are intended to be supplementary to other sources of funding. Organizations will be expected to leverage opportunities for funding from other funders and to provide information about other sources of funding, both received and applied to, to the City of London.
- ii) A grant made to an organization in any year is not to be regarded as a commitment by the City to continue the grant in future years.
- iii) In making grants, the City may impose conditions as it deems fit. Specific terms and conditions will be outlined in the Grant Agreement upon award of funding.
- iv) The amount of funding allocated to the municipal granting program will be confirmed each year as part of the annual budget process.

##### **b) Organization Eligibility**

- i) Organizations must be located in London (this means the organization must have an office located in London, but not necessarily the head office, and that grant supported projects must take place in London) and may be asked to provide proof of address for verification.
- ii) Only registered not-for-profit organizations, with some exclusions (noted in 4.3(c) below) will be considered for a grant through the London Community Grants Program.
- iii) Organizations in receipt of City of London funding (including, but not limited to Purchase of Service Agreements) will not be eligible to receive additional City of London funding for the same project.
- iv) Agencies, Boards, and Commissions of the City of London are not eligible for grants through this program.
- v) Organizations seeking development and capital funding to support the creation of new community based supportive housing initiatives

are not eligible. Organizations seeking development and capital costs to support new housing initiatives should contact the Housing Development Corporation, London (HDC) for more information.

- vi) Applicant organizations must have an active Board of Directors that is independent from senior staff of the organization.
- c) Eligibility Exclusions for Unincorporated Organizations
  - i) An unincorporated organization may submit an application under the Innovation category of the Innovation and Capital stream, but must officially become incorporated before any funding can be allocated to the organization.
  - ii) An unincorporated organization may apply to the London Community Grants Program (Multi-Year or Innovation Category) in partnership with a Host Organization. Under these criteria, City funding will be allocated to the Host Organization in support of the funded activity, with the host organization held to accountable for the terms and conditions outlined in the Grant Agreement.
  - iii) There are no eligibility exclusions for an organization's not-for-profit status under the Capital category of this program.

#### **4.4 Financial Eligibility**

- a) The organization must demonstrate strong financial responsibility and capability in carrying out its service to this community.
- b) The City of London, through its grants process will not contribute to outstanding deficits.
- c) The financial state of the organization will be reviewed through the grant application process. The City of London will not fund organizations that have a structural deficit.
- d) The organization must indicate a clear financial plan and demonstrate efficient use of City funds in the project.
- e) The organization must show that it has thoroughly explored all other available sources of funding. The organization must identify the full cost of the project along with all sources and amounts of confirmed and pending revenue.
- f) The organization must demonstrate fund-raising capabilities and illustrate a future plan for the project.
- g) In conjunction with a comprehensive review of the proposed initiative, funding will be directed to organizations in greater need of financial support.
- g) The organization must indicate other City contributions that are made to the organization (purchase of service, tax exemptions, etc.).

#### **4.5 Community Review Panel**

- a) Grant applications will be assessed by the community review panel in accordance with the program's respective guidelines.
  - i) A community review panel of up to 11 individuals will be convened to make decisions regarding the allocation of London Community Grants. The community review panel will be comprised of the following members:
    - Community member (2-3)
    - Expert in subject matter (specific to priorities of the Strategic Plan or Council-directed emerging priorities) (3-4)
    - Funder (1)
    - Outcomes measurement expert (1)
    - Financial expert (1)
    - City Staff (1-2).

- b) Selection
  - i) Civic Administration will seek qualified London residents to be part of the community review panel based on the composition of the Panel defined above.
  - ii) Priority will be given to community members from diverse backgrounds, and staff will aim to have a cross representation of the community on the panel.
- c) Decision Making
  - i) Decisions about all funding allocations will be determined by the Community Review Panel in accordance with the relevant program guidelines with the exception of capital funding requests in excess of the approved budget for the Innovation and Capital Stream. Capital funding requests in excess of the available budget will be reviewed by the Community Review Panel and, if recommended, be referred to the budget process noting that a detailed business case must be submitted as part of the budget request.
  - ii) All applications, regardless of the granting category, will be assessed for both alignment with, and ability to advance the City's Strategic Plan and/or Council-directed emerging priorities.

#### **4.6 Grant Appeal Process**

- a) All decisions related to grant applications for the London Community Grants Program are open to appeal by the grant applicant.
- b) Applicants to the London Community Grants Program may appeal a decision based on two criteria:
  - i) New Information: From the time the grant application was initially submitted, new information that could impact the grant decision became available that, for good reason, was not available at the time of the initial application; or,
  - ii) A Procedural Error was made when assessing the grant application.
- c) The Manager of Neighbourhood Strategic Initiatives and Funding or designate will review all appeals in accordance with the Appeals Guideline to determine which appeals meet the criteria for further review.
- d) Legitimate appeals will be referred to the Managing Director, Neighbourhood, Children and Fire Services for consideration.
- e) The Managing Director, Neighbourhood, Children and Fire Services may refer the funding appeal to any member of the Senior Management Team, depending on the relevant area of the City's Strategic Plan or Council-directed emerging priorities under which the proposed initiative has been aligned.
- f) Decisions of all appeals will be final.

Bill No. 44  
2021

By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_

A by-law to designate 75 Langarth Street East  
to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 75 Langarth Street East has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 75 Langarth Street East, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

**SCHEDULE “A”**  
**To By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_**

**Legal Description**

Part Lot 13, Block G, Plan 392(4th), Part Lot 14, Block G, Plan 392 (4th) as in 410248, London.

**SCHEDULE “B”**  
**To By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_**

**Statement for Designation**

**Description of Property**

The Greg Curnoe Childhood Home and First Art Studio at 75 Langarth Street East is a one-and-a half storey gable-roofed residential house, located on the south side of Langarth Street East, between Edward Street and Cathcart Street in the neighbourhood of Old South London. It was built in 1936 by local builder William Porter, Greg Curnoe’s grandfather.

**Statement of Cultural Heritage Value or Interest**

The property at 75 Langarth Street East demonstrates Historical and Associative Value because it has direct associations with events and persons that are significant to a community. The property was the childhood home and first studio of renowned London-born artist Greg Curnoe (1936-1992). It was in this South London home that Curnoe developed a love of art as a child, where his artistic talent emerged as a young adult, and where his early thinking on regionalism as an artistic sensibility began to take shape. This was also the site of “Curnoe’s Inferno”, his first art studio, in which he would produce works of art that reflected his love of home and family and the influences of the everyday world around him. Objects from the Langarth Street studio are now held in the collections of Museum London and the Art Gallery of Ontario.

The property also yields information that contributes to an understanding of the community of artists in Curnoe’s circle, including Jack Chambers, John Boyle and others, who represented a unique art movement known as London Regionalism—described as a group of artists who recognized home as the centre and subject of creative activity; who acknowledged yet refused to situate themselves in the art world of the metropolitan centre; who even refused to participate in ‘movements’. Curnoe was a leading figure in this circle. The basement studio of 75 Langarth Street East, known as “Curnoe’s Inferno,” played a catalytic role in the emergence of Curnoe’s artistic talent and his regionalist sensibility.

The property also demonstrates and reflects the work of the builder, Greg Curnoe’s grandfather William Porter, who is significant to the community. A carpenter and cabinet maker by trade, Porter emigrated from England in 1907 and established his construction company, William Porter and Son, in London in the 1920s. William Porter designed and built at least 33 houses in London between 1917 and 1953, as well as a number of shopfronts in London and surrounding towns. Porter’s houses display a notable and distinct vernacular style in the London context, which may have influenced later builders in the South London neighbourhood where his properties are concentrated.

The property is comparable in form, scale and massing to the modest homes built by Porter and Son in South London in the 1920s and 30s. In style, it includes many Tudor Revival references popular in South London at the time, and which Porter featured in a number of his houses. Two of these, 251 St James Street (1932) and 99 Baseline Road East (c. 1934) are listed as Tudor Revival dwellings on the City of London Register of Cultural Heritage Resources; the property at 251 St James Street is designated under Part V in the Bishop Hellmuth Heritage Conservation District.

The property demonstrates Physical/Design Values in its representation of the Tudor Revival architectural style popular in South London residential houses in the 1920s and 30s. Designed by Curnoe’s mother Nellie Porter and built by his grandfather William Porter in 1936, the property is distinguished by its projecting red brick buttressed porch with steeply pitched roof, half-timbering set in stucco in the front gable, pointed bargeboard and prominent gable ends, and fenestration that includes multiple leaded

glass panes at the front and flanking the fireplace on the west elevation, a decorative quarry under the front gable, and an oriel window typical of Period Revival styling.

The property also displays a high degree of craftsmanship of the builder. Porter's fine carpentry skills and craftsmanship are evident not only in the exterior Tudor Revival styling, but also in the interior handcrafted Canadian chestnut baseboards, fireplace mantel and built-in bookcases, hand-polished oak floors, bevelled glass and mirrored interior doors, and high wooden kitchen cupboards, all of which remain today.

The property also has Contextual Value in defining and maintaining the historic and architectural character both of the streetscape and the neighbourhood. Langarth Street East, along with parallel streets Briscoe and Emery (formerly Wreay), holds a long history. These streets were first given their names and laid out on an 1880 survey of the "Woodside" estate of Crown Attorney Charles Hutchinson, inspired by the titles of his holdings in Cumberland County, England. The original street layouts remain today.

The property is physically, visually and historically linked to its surroundings. The streetscapes on both north and south sides of this section of Langarth Street remain largely unaltered since the houses were built between the late-19th and mid-20th century. These include the cluster of six brick bungalows built between 1925–27 on the north side of Langarth Street East, directly facing the Curnoe family home, and the c. 1886 Ontario Cottage directly west at 73 Langarth Street East, one of five Langarth Street properties built between 1883 and 1914 that are listed on the City of London Register of Cultural Heritage Resources.

### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include the form, scale and massing of the one-and-a-half storey dwelling with Tudor Revival styling, featuring:

- Half-timbering set in textured stucco;
- Gable roof with wood soffits;
- Projecting brick-buttressed porch with steep gable;
- Red brickwork with alternating darker bricks set randomly, with a soldier course and basket weave bond over the front doorway;
- Plain wood moulded bargeboard trim with prominent gable ends;
- Multi-paned diamond leaded front windows and decorative quarry;
- Pair of leaded side windows flanking the fireplace and brick chimney on the west elevation;
- Oriel window projecting from west-facing dining room;
- Four-over-one sash window at rear, originally the Curnoe boys' bedroom window, portrayed in Greg Curnoe's 1972 painting, *Backyard, Langarth St. E.*; and,
- Interior Canadian chestnut baseboards handcrafted by William Porter, along with fireplace mantel and built-in bookcases, and bevelled glass and mirrored wood doors to the vestibule and master bedroom.



Bill No. 45  
2021

By-law No. PS-113-21\_\_\_\_\_

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

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

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

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

**1. Prohibited Turns**

Schedule 8 (Prohibited Turns) of the By-law PS-113 is hereby amended by **adding** the following rows:

Column 1 Intersection	Column 2 Direction	Column 3 Prohibited Turn
Bradley Avenue a point 350 m east of Ernest Avenue	Eastbound	“U” Turn (7:00 a. m to 6:00 p.m., Monday to Friday
Bradley Avenue a point 380 m east of Ernest Avenue	Westbound	“U” Turn (7:00 a. m to 6:00 p.m., Monday to Friday

**2. Stop Signs**

Schedule 10 (Stop Signs) of the By-law PS-113 is hereby amended by **adding** the following rows:

Column 1 Traffic	Column 2 Street	Column 3 Intersection
Northbound	Bakervilla Street	Tripp Drive
Eastbound	Elias Street	Glasgow Street
Northbound & Southbound	Sugarmaple Cross	Winterberry Drive
Southbound	Tripp Drive	Bakervilla Street

**3. Yield Signs**

Schedule 11 (Yield Signs) of the By-law PS-113 is hereby amended by **deleting** the following row:

Column 1 Traffic	Column 2 Street	Column 3 Intersection
Eastbound	Elias Street	Glasgow Street

Schedule 11 (Yield Signs) of the By-law PS-113 is hereby amended by **adding** the following rows:

Column 1 Traffic	Column 2 Street	Column 3 Intersection
Eastbound	Winterberry Place (south intersection)	Winterberry Drive

**4. One Way Streets**

Schedule 12 (One-way Streets) of the By-law PS-113 is hereby amended by **adding** the following row:

Column 1 Street	Column 2 From	Column 3 To	Column 4 Direction
Winterberry Place	Winterberry Place (north intersection)	Winterberry Place (south intersection)	Westbound & Eastbound

**5. Through Highways**

Schedule 13 (Through Highways) of the By-law PS-113 is hereby amended by **deleting** the following row:

Column 1 Street	Column 2 From	Column 3 To
Campbell Street	James Street except at the intersection thereof with David Street	Sunray Avenue

Schedule 13 (Through Highways) of the By-law PS-113 is hereby amended by **adding** the following rows:

Column 1 Street	Column 2 From	Column 3 To
Campbell Street	Sunray Avenue	Wharnccliffe Rd S except at the intersection thereof with David Street
Campbell Street N	Wharnccliffe Road S	North limit of Campbell Street N

**6. Higher Speed Limits**

Schedule 17 (Higher Speed Limits) of the By-law PS-113 is hereby amended by **deleting** the following rows:

Column 1 Highway	Column 2 From	Column 3 To	Column 4 Maximum Rate of Speed
Oxford Street W	A point 70 m west of Gideon Drive	A point 550 m west of Sanatorium Road	70 km/h
Oxford Street W	A point 550 m west of Sanatorium Road	A point 250 m west of Cherryhill Boulevard	60 km/h

Schedule 17 (Higher Speed Limits) of the By-law PS-113 is hereby amended by **adding** the following row:

Column 1 Highway	Column 2 From	Column 3 To	Column 4 Maximum Rate of Speed
Oxford Street W	A point 70 m west of Gideon Drive	A point 250 m west of Cherryhill Boulevard	60 km/h

**7. Area Speed Limits**

Schedule 17.3 (Area Speed Limits) of the By-law PS-113 is hereby amended by **deleting** the following rows:

Column 1 Area Limit	Column 2 Maximum Rate of Speed
Wharnccliffe Road North – Oxford Street West– Oxford Street East – Adelaide Street North – Hamilton Road – Horton Street East; excluding: 1) York Street from Thames River to Adelaide Street North, 2) King Street from Colborne Street to Adelaide Street North, 3) Queens Avenue from Colborne Street to Adelaide Street North and; 4) Riverside Drive from Wharnccliffe Road North to Thames Street.	40 km/h

Schedule 17 (Higher Speed Limits) of the By-law PS-113 is hereby amended by **adding** the following rows:

Column 1 Area Limit	Column 2 Maximum Rate of Speed
Adelaide Street North - Oxford Street East - Highbury Avenue North - Florence Street - York Street excluding Dundas Street from Egerton Street to Highbury Avenue North	40 km/h
Western Road – Richmond Street – Windermere Road	40 km/h
Wharnccliffe Road North – Western Road – Windermere Road – Richmond Street – Oxford Street East – Oxford Street West	40 km/h
Wharnccliffe Road North – Oxford Street West– Oxford Street East – Adelaide Street North – Hamilton Road – Horton Street East; excluding: 1) York Street from Thames River to Adelaide Street North; and 2) Riverside Drive from Wharnccliffe Road North to Thames Street.	40 km/h
Wonderland Road South – Bradley Avenue West – Wharnccliffe Road South	40 km/h
Wonderland Road South – Southdale Road West – Wharnccliffe Road South	40 km/h
Wonderland Road South – Wharnccliffe Road South – Southdale Road East - White Oak Road – Exeter Road	40 km/h

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

PASSED in Open Council on February 2, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 46  
2021

By-law No. S.-\_\_\_\_\_ - \_\_\_\_\_

A by-law to stop up and close Huxley Street  
south of Base Line Road West.

WHEREAS it is expedient to stop up and close Huxley Street south of  
Base Line Road West in the City of London;

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

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

Part of Huxley Street (formerly John Street) on Registered Plan 193(C)  
designated as Part 2 on Plan 33R-20888 in the City of London and  
County of Middlesex.

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

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 47  
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 Colonel Talbot Road and Pack Road)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Colonel Talbot Road and Pack Road, namely:

“All of Block 121 on Registered Plan 33M-742 in the City of London and County of Middlesex.”

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

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

# LOCATION MAP



 SUBJECT LANDS

Bill No. 48  
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 Gainsborough Road, west of Wonderland Road North; and as widening to Wonderland Road North, south of Gainsborough Road)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public as widening to Gainsborough Road, west of Wonderland Road North, namely:

“Part of Block “A” on Registered Plan 954, in the City of London and County of Middlesex, designated as Part 6 on Reference Plan 33R-20602.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to as widening to Wonderland Road North, south of Gainsborough Road, namely:

“Part of Blocks “A” and “B”, on Registered Plan 954, in the City of London and County of Middlesex, designated as Part 8 on Reference Plan 33R-20602.”

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

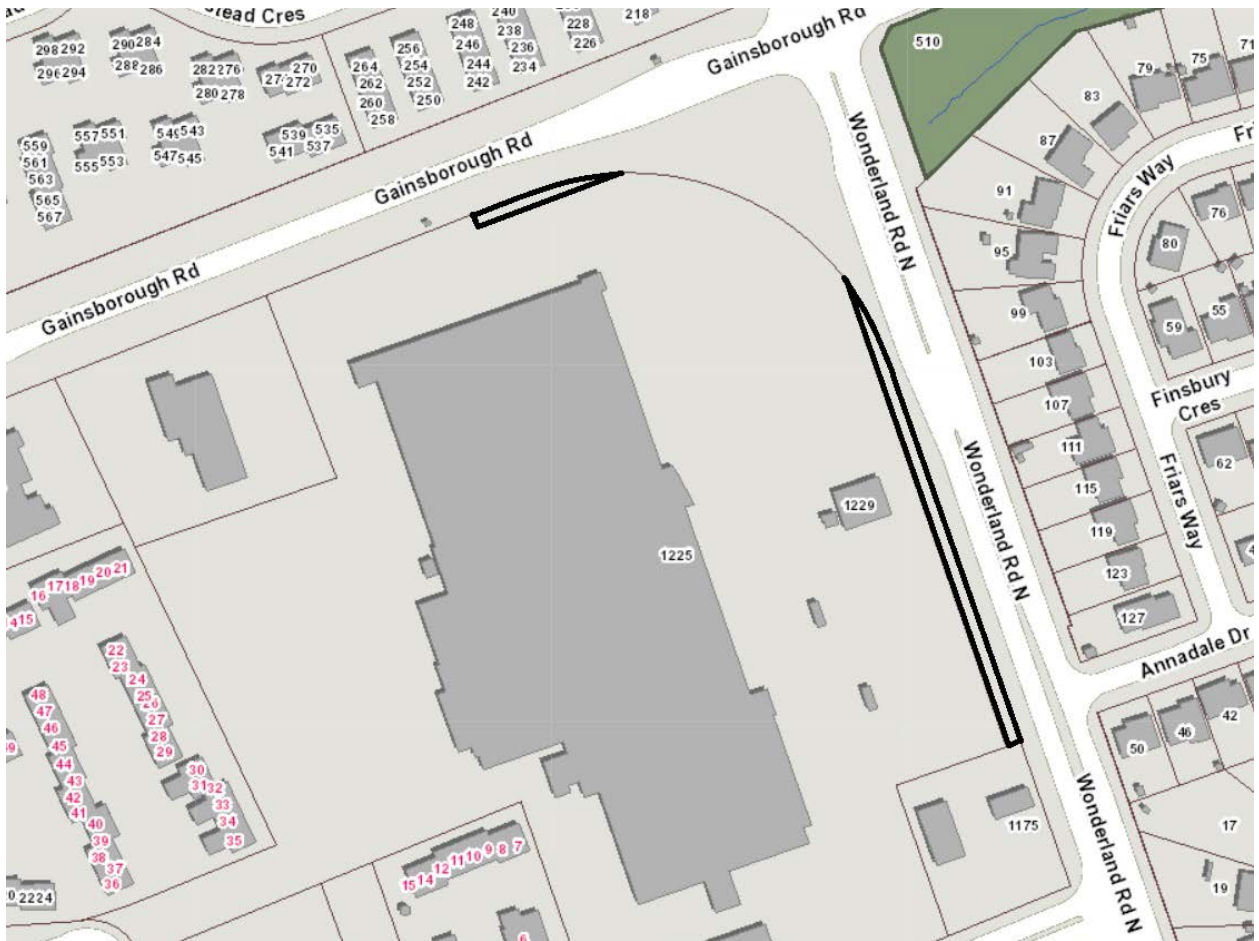
PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

# LOCATION MAP



 SUBJECT LANDS



Bill No. 49  
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 Ridout Street North between Dundas and Fullarton Streets; and as widening to Queens Avenue east of Ridout 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 as widening to Ridout Street North between Dundas and Fullarton Streets, namely:

“Part of Lot 20 North of Dundas Street on Crown Plan 30, and Part of Lots 1, 3 and 4 East of Ridout Street on Registered Plan 61(W), in the City of London and County of Middlesex, designated as Parts 3, 4 and 8 on Reference Plan 33R-22A.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to as widening to Queens Avenue east of Ridout Street, namely:

“Part of Lots 1 and 2 East of Ridout Street, and Part of Lots 1, 2 and 3 North of Carling Street, all on Registered Plan 61(W), in the City of London and County of Middlesex, designated as Parts 5, 6 and 7 on Reference Plan 33R-22A.”

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

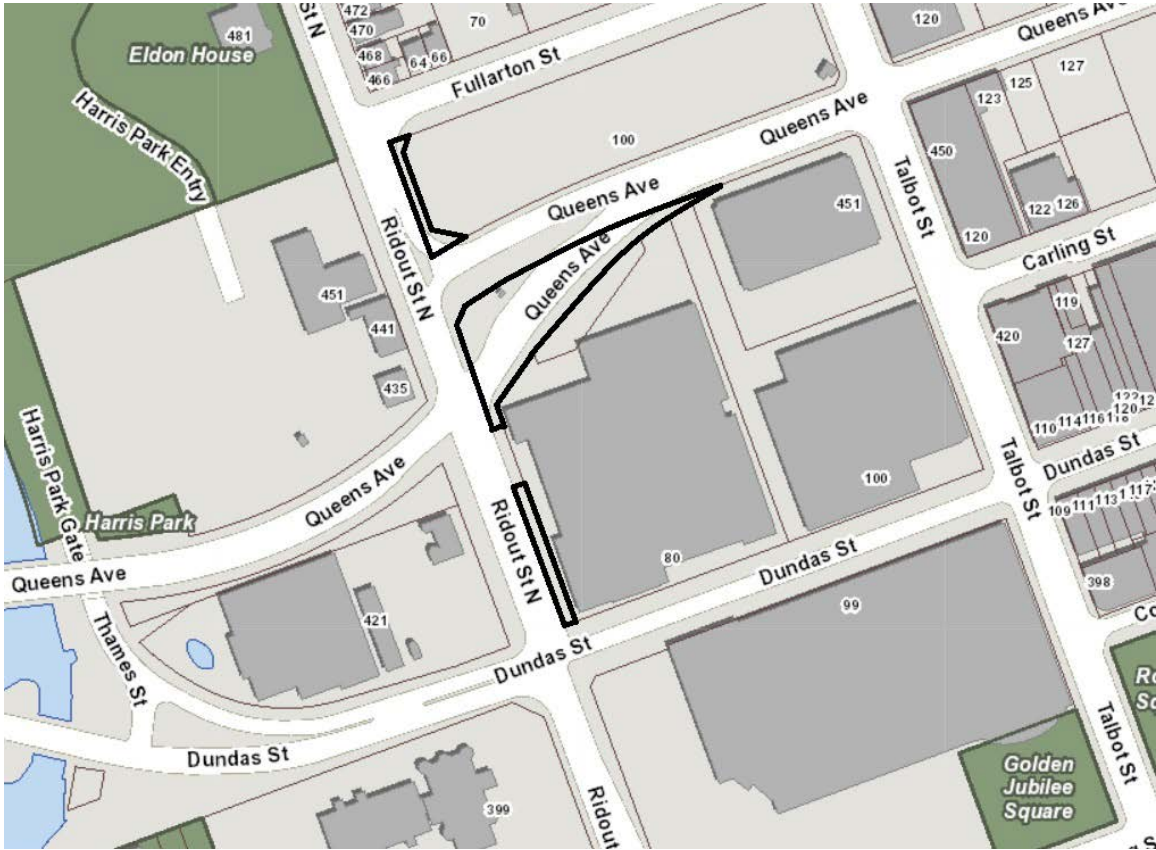
PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

# LOCATION MAP



 SUBJECT LANDS

Bill No. 50  
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 South Street west of Maitland 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 South Street west of Maitland Street, namely:

“Part of Lot 15 North of South Street East, on Registered Plan 178(E), in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-20579.”

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

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

# LOCATION MAP



 SUBJECT LANDS

Bill No. 51  
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 part of Buroak Drive)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Buroak Drive, namely:

“All of Block 129 on Registered Plan 33M-750 in the City of London and County of Middlesex.”

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

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

# LOCATION MAP



 **SUBJECT LANDS**

Bill No. 52  
2021

By-law No. W.-5598(\_\_)-\_\_\_\_\_

A by-law to amend by-law No. W.-5598-54, as amended, entitled, "A by-law to authorize the East London Multi-Purpose Recreation Centre (Project RC2756)."

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

AND WHEREAS it has been deemed expedient to amend By-law No. W.-5598-54, as amended, to authorize an increase in the net amount of monies to be debentured for the "East London Multi-Purpose Recreation Centre (Project RC2756).";

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

1. The net cost of this project shall be met by the increase in the issue of debentures by \$426,230.00 from \$22,958,505.00 to \$23,384,735.00.
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on February 2, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

Bill No. 53  
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 2700 Buroak Drive.

WHEREAS Foxhollow North Kent Developments Inc. has applied to remove the holding provisions from the zoning for the lands located at 2700 Buroak Drive, 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 the lands located at 2700 Buroak Drive, as shown on the attached map, to remove the h, h-54, h-71, h-95 and h-100 holding provisions so that the zoning of the lands as a Residential R6 (R6-5) Zone and Residential R6/R7/R8 (R6-5/R7\*H15\*D75/R8\*H15\*D75) Zone come into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on February 2, 2021.

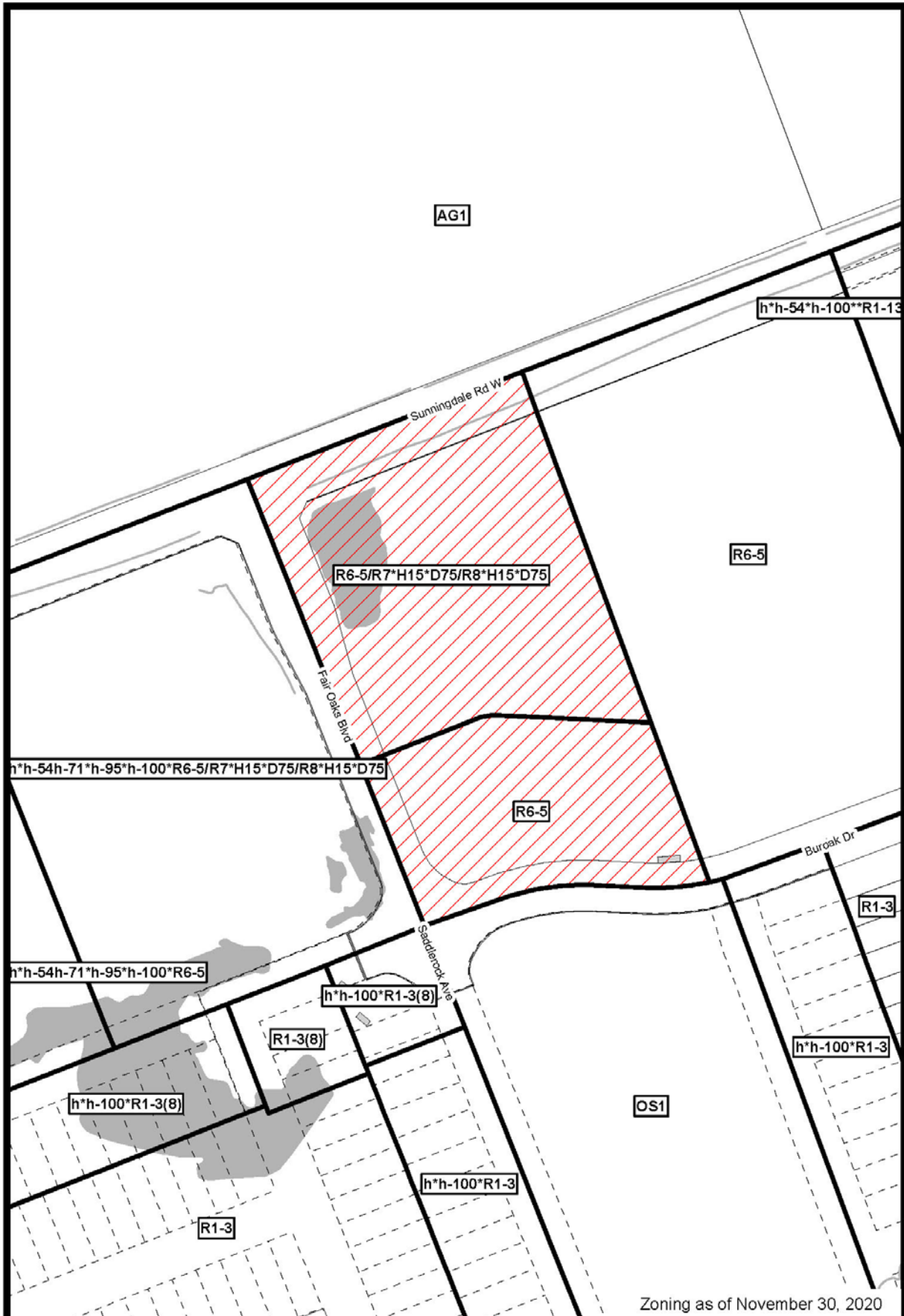
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021



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



File Number: H-9284  
 Planner: MC  
 Date Prepared: 2020/12/15  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80  
 Meters



Geodatabase

Bill No. 54  
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 2261 Linkway Boulevard; legally described as Block 90 Plan 33M-768.

WHEREAS Rembrandt Developments (Fanshawe) Inc. has applied to remove the holding provisions from the zoning on lands located at 2261 Linkway Boulevard, legally described as Block 90 Plan 33M-768, 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 lands located at 2261 Linkway Boulevard, legally described as Block 90 Plan 33M-768, as shown on the attached map, to remove the h-54 and h-71 holding provisions so that the zoning of the lands as a Residential R6 (R6-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

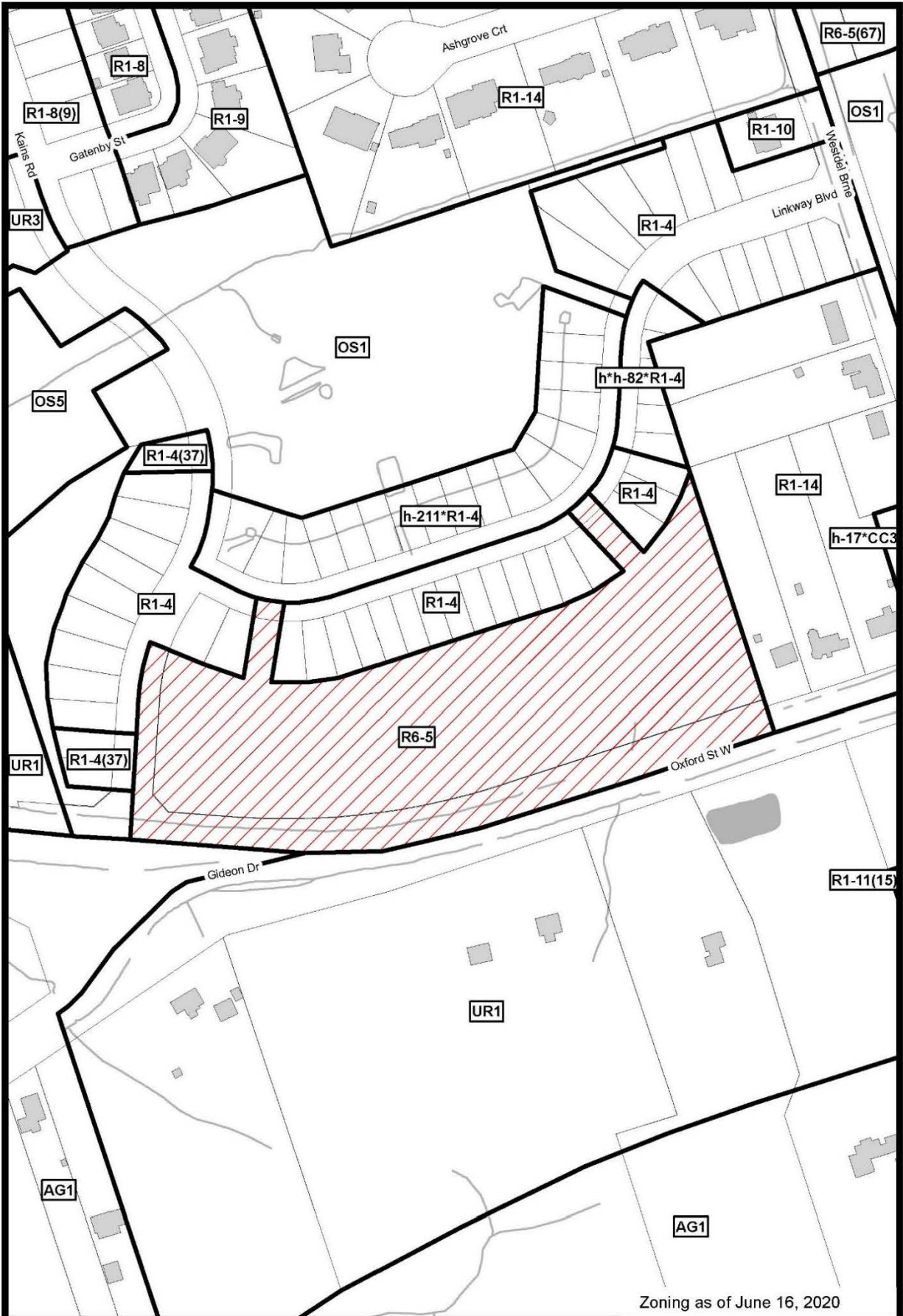
PASSED in Open Council on February 2, 2021.




Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021

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



<p>File Number: H-9242                  Planner: LM                  Date Prepared: 2020/08/25                  Technician: rc                  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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Bill No. 55  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 307 Fanshawe Park Road East.

WHEREAS 1423197 Ontario Inc. (Royal Premier Homes) has applied to remove the holding provision from the zoning for the lands located at 307 Fanshawe Park Road East, as shown on the map attached to this by-law, as set out below;

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

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 307 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No. 102, to remove h-5, h-54 and h-89 holding provisions so that the zoning of the lands as a Residential R5 Special Provision (R5-7(10)) 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 February 2, 2021.

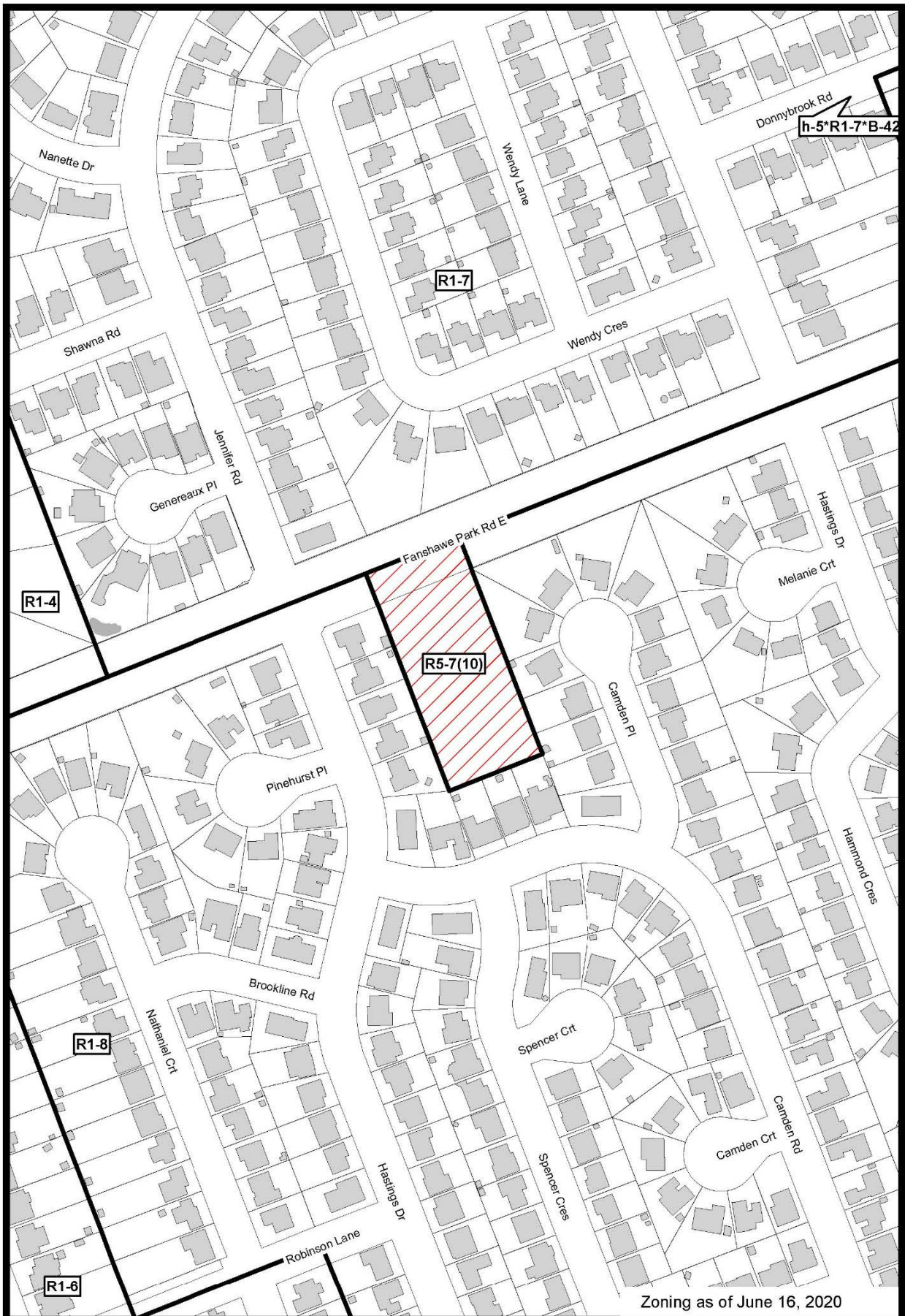
Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021



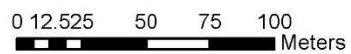
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: H-9255  
 Planner: SM  
 Date Prepared: 2020/08/24  
 Technician: RC  
 By-Law No: Z-1-

SUBJECT SITE 

1:2,500



Bill No. 56  
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 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street.

WHEREAS East Village Holdings Limited has applied to rezone an area of land located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street, as shown on the attached map comprising part of Key Map No. A108, from a Business District Commercial Special Provision Bonus (BDC(24)\*D160\*H36\*B-32) Zone and a Business District Commercial Special Provision (BDC(19)\*D250\*H46) Zone to a holding Business District Commercial Special Provision Bonus (h\*BDC(24)\*D160\*H36\*B-32) Zone.

2. Section Number 4.3 of the General Provisions is amended by replacing the following Site Specific Bonus Provision with the following:

**B-32 690, 696, 698, 700 King Street, 400 Lyle Street, 701, 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street**

Phase 1 & 2 – 690, 696, 698, 700 King Street, and 400 Lyle Street

Phase 1 & 2 include three existing apartment buildings with two 21 storey towers, and one 24 storey tower, municipally known as 700 King Street and 400 Lyle Street. This part of the subject site was previously bonused for enhanced urban design, underground parking, the promotion of transit usage and the revitalization of the Old East District.

Phase 3 – 725, 729, 735, 737 Dundas Street and 389, 391, 393 Hewitt Street

Phase 3 includes the properties municipally known as 725, 729, 735, 737 Dundas Street, and 389, 391, 393 Hewitt Street. The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high quality mixed-use building, with a maximum height of 24 storeys (82m) and 243 dwelling units, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law, and provides for enhanced urban design, underground parking and affordable housing. The affordable housing component may be implemented through phase 1, 2 and/or 3 and shall consist of:

- A total of thirteen (13) residential dwelling units provided as nine (9) one bedroom units, and four (4) two-bedroom units;
- Two of the residential dwelling units shall be provided as accessible units, which may be the one or two bedroom units, or a combination thereof;
- Rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability shall be set at 30 years from the point of initial occupancy.

The following special regulations apply within the bonus zone:

- a) Regulations:
- i) Height: 82.0 metres (269 feet)  
(Maximum)
  - ii) Density: 750 units per ha  
(Maximum) (292 units per ac)
  - iii) Parking spaces: 900 spaces  
(Minimum)
  - iv) Secure Bicycle Parking spaces: 465 spaces (Minimum)
  - v) For the purpose of this by-law the front lot line shall be interpreted as Dundas Street
  - vi) Balcony Encroachment in all yards 1.5 metres (5 feet)  
provided the projection is no closer than  
1.5 metres (4.9 feet) to the lot line.

Phase 1 & 2

- i) Exterior Side Yard 0 metres (0 feet)  
(Minimum)
- ii) Exterior Side Yard 4.5 metres (15 feet)  
(Maximum)
- iii) Dwelling units are permitted on the entirety of the ground floor including the King Street, Lyle Street and Hewitt Street frontages, but excluding the Dundas Street frontage.

Phase 3

- i) Ground floor commercial space 850m<sup>2</sup> (9,149 sq ft)  
(Minimum)
- ii) Ground floor ceiling height 4.5m (15ft)  
(Minimum)
- iii) Front Step-back above the 9m (29 ft)  
fourth storey (Minimum)
- iv) Front Step-back above the 25m (82 ft)  
sixth storey to tower  
(Minimum)
- v) Tower floor plate above 6<sup>th</sup> Storey 1,075m<sup>2</sup> (11,571 sq ft)  
(Maximum)

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 February 2, 2021.

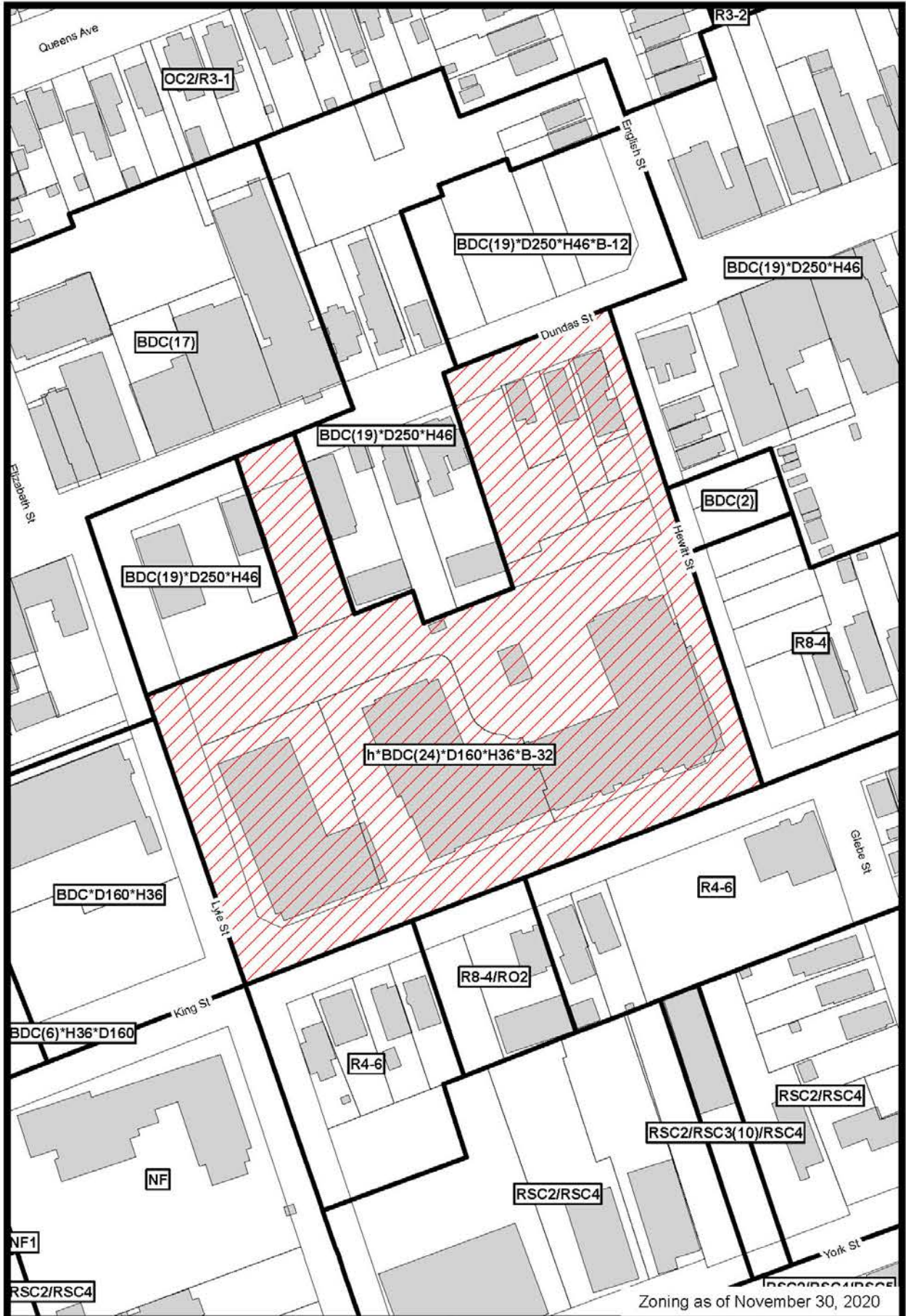
Ed Holder  
Mayor

Catharine Saunders  
City Clerk




First Reading – February 2, 2021  
Second Reading – February 2, 2021  
Third Reading – February 2, 2021



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



Zoning as of November 30, 2020

<p>File Number: Z-9155                  Planner: RC                  Date Prepared: 2020/12/14                  Technician: rc                  By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40   Meters</p> <p></p>
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Geodatabase