



# Council Agenda

The 10th Meeting of City Council

July 6, 2021, 4:00 PM

2021 Meeting - Virtual Meeting during the COVID-19 Emergency

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Pages

**1. Disclosures of Pecuniary Interest**

**2. Recognitions**

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

**4. Council, In Closed Session**

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/11/CSC)

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

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**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. (6.3/11/CSC)

4.4. 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. (6.4/11/CSC)

4.5. 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. (6.5/11/CSC)

4.6. Solicitor-Client Privileged Advice / Litigation/Potential Litigation

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. (6.6/11/CSC)

4.7. Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.7/11/CSC)

4.8. Personal Matters/Identifiable Individual

A matter pertaining to an identifiable individual; employment-related matters; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.8/11/CSC)

4.9. Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.1/12/CSC)

4.10. 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 lease 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. (6.1/10/CPSC)

4.11. 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 lease 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. (6.2/10/CPSC)

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

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4. (2.3) Expropriation of Lands – Dingman Drive Improvements Project (Relates to Bill No. 296)
5. (4.1) Application – Issuance of Proclamation – World Patient Safety Day
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1. Disclosures of Pecuniary Interest

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1. Disclosures of Pecuniary Interest
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3. (2.2) Appointment of Consulting Engineer for the Mud Creek Phase 2 Detailed Design
4. (2.3) Pottersburg Sanitary Trunk Sewer Re-Alignment Municipal Class Environmental Assessment - Notice of Completion
5. (2.4) Contract Award: Tender RFT21-68 - Mud Creek Flood Reduction and Channel Rehabilitation Phase 1b

6. (2.5) Appointment of Consulting Engineer for the Dingman Creek Subwatershed Stage 2 Lands: Schedule C Municipal Class Environmental Assessment
7. (2.6) Appointment of Consulting Engineers for the Infrastructure Renewal Program
8. (2.7) Appointment of Consulting Engineering - Hyde Park Pumping Station Upgrades
9. (2.8) Arva-Huron Water Transmission Main Municipal Class Environmental Assessment Master Plan - Notice of Completion
10. (2.9) Waterloo and Piccadilly Area Traffic Study Recommendations
11. (2.10) 2021 Large Diameter Watermain Inspection Phase 2
12. (2.11) 2021 At-Grade Rail Crossing Improvements RFT 21-54 - Irregular Result
13. (2.12) Single Source Additional Ravo Street Sweeper
14. (2.13) RFP 21-33 Supply and Delivery of CNG Front Loading Waste Disposal Trucks
15. (5.1) Deferred Matters List
16. (5.2) 5th Report of the Cycling Advisory Committee

8.4. 10th Report of the Planning and Environment Committee

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1. Disclosures of Pecuniary Interest
2. (2.3) SoHo, Hamilton Road and Lambeth Community Improvement Plans: Performance Measures and Indicators of Success
3. (2.4) Draft Argyle Core Area Community Improvement Plan (O-9299)
4. (2.5) Encouraging the Growing of Food in Urban Areas (OZ-9332)
5. (2.6) Summerside Subdivision Phase 17 - Subdivision Special Provisions
6. (2.7) 751 Fanshawe Park Road West - Vista Woods Subdivision Phase 3 - Special Provisions
7. (2.8) 600 Sunningdale Road West - Sunningdale Court Subdivision Phase 1 - Special Provisions - 39T-18501
8. (2.9) 355 Marconi Boulevard - Marconi Court Subdivision - Special Provisions - 39T-20501
9. (2.10) Parker Jackson Subdivision - 39T-06507
10. (2.11) 1620 Noah Bend (Relates to Bill No. 295)
11. (2.12) 135 Villagewalk Boulevard (H-9050) (Relates to Bill No.

300)

12. (2.13) Building Division Monthly Report for April, 2021
13. (2.1) ReThink Zoning
14. (2.2) Memorandum of Understanding for Development and/or Planning Act Application Review Between the City of London and UTRCA
15. (3.1) 915 - 919 Commissioners Road East (Z-9334) (Relates to Bill No. 301)
16. (3.2) 193 Queens Avenue (Z-9327) (Relates to Bill No. 302)
17. (3.3) 1830 Adelaide Street North (1810, 1820, 1840 and 1850 Adelaide Street North) (Z-9312) (Relates to Bill No. 303)
18. (3.4) 1146-1156 Byron Baseline Road (SPA21-009)
19. (4.1) 183 and 197 Ann Street
20. (4.2) 5th Report of the Advisory Committee on the Environment
21. (4.3) 6th Report of the London Advisory Committee on Heritage
22. (5.1) 5th Report of the Environmental and Ecological Planning Advisory Committee

8.5. 10th Report of the Community and Protective Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 5th Report of the Accessibility Advisory Committee
3. (2.2) 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee
4. (2.3) Single Source SS21-27 Procurement of Learn to Swim, Lifeguard Qualifications, Literature and Associated Fees
5. (2.4) Property Standards Related Demolition (Relates to Bill No. 294)
6. (2.5) Single Source Approval – Open Space Solutions Incorporated
7. (2.6) Homeless Prevention COVID-19 Response (SSRF Phase 3) – Single Source Procurement (SS21-29)
8. (2.7) London Homeless Prevention Housing Allowance Program – Single Source Procurement (#SS 21-36)
9. (3.1) Strategy for High Acuity Homelessness
10. (4.1) 5th Report of the Animal Welfare Advisory Committee
11. (4.2) School Planning
12. (4.3) London's Climate Emergency Declaration - Fireworks - REQUEST FOR DELEGATION STATUS

13.	(5.1) Deferred Matters List	
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	5. (3.2) London Hydro Inc. - 2020 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 292)	
	6. (3.3) London & Middlesex Community Housing - 2020 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 293)	
	7. (4.1) 3rd Report of the Governance Working Group	
	8. (4.2) Strategy for Core Area Land and Vacant Buildings - Councillor M. Cassidy	
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	4. (4.3) Internal Audit Summary Update	
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	6. (4.5) Revised Internal Audit Plan - 2021	
	7. (4.6) Audit Committee Observation Summary as at June 4, 2021	
<b>9.</b>	<b>Added Reports</b>	
9.1.	10th Report of Council in Closed Session	
<b>10.</b>	<b>Deferred Matters</b>	
<b>11.</b>	<b>Enquiries</b>	

**12. Emergent Motions**

**13. By-laws**

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

- 13.1. Bill No. 291 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 122  
A by-law to confirm the proceedings of the Council Meeting held on the 6th day of July, 2021. (City Clerk)
- 13.2. Bill No. 292 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 123  
A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc. (3.2/10/SPPC)
- 13.3. Bill No. 293 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 126  
A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (3.3/10/SPPC)
- 13.4. Bill No. 294 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 129  
A by-law to approve demolition of abandoned building with municipal address of 120 Weston Street under the Property Standards provisions of the Building Code Act. (2.4/10/CPSC)
- 13.5. Bill No. 295 By-law No. C.P.- \_\_\_\_\_ - \_\_\_\_\_ 131  
A by-law to exempt from Part-Lot Control, lands located at 1620 Noah Bend, legally described as Block 95 in Registered Plan 33M-733. (2.11/10/PEC)
- 13.6. Bill No. 296 By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_ 132  
A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Dingman Drive Improvements Project. (2.3/11/CSC)
- 13.7. Bill No. 297 By-law No. S.- \_\_\_\_\_ - \_\_\_\_\_ 136  
A by-law to lay out, constitute, establish, and assume lands in the City of London as public highway. (as widening to Hamilton Road and Highbury Avenue North) (Chief Surveyor – for road widening purposes on Hamilton Road and Highbury Ave North, registered as ER1364107, pursuant to SPA20-094 and in accordance with Z.-1)
- 13.8. Bill No. 298 By-law No. W.-5658(\_\_\_\_)-\_\_\_\_\_ 138  
A by-law to amend by-law No. W.-5658-89 entitled, “A by-law to authorize project TS1335 – Intersection – Sunningdale-Hyde Park Roundabout”. (2.3/8/CWC)
- 13.9. Bill No. 299 By-law No. W.- \_\_\_\_\_ - \_\_\_\_\_ 139  
A by-law to authorize White Oak Upgrades – Exeter Road to 400m South (project TS1366) (2.5/8/CWC)
- 13.10. Bill No. 300 By-law No. Z.-1-21\_\_\_\_\_ 140  
A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 135 Villagewalk Boulevard.

(2.12/10/PEC)

- |        |   |     |
|--------|---|-----|
| 13.11. | Bill No. 301 By-law No. Z.-1-21_____  | 142 |
|        | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 915-919 Commissioners Road East. (3.1/10/PEC)                  |     |
| 13.12. | Bill No. 302 By-law No. Z.-1-21_____  | 144 |
|        | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 193 Queens Avenue. (3.2/10/PEC)                                |     |
| 13.13. | Bill No. 303 By-law No. Z.-1-21_____  | 146 |
|        | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1810, 1820, 1840, and 1850 Adelaide Street North. (3.3/10/PEC) |     |

**14. Adjournment**





## Council Minutes

The 9th Meeting of City Council  
June 15, 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: M. Schulthess and J. Taylor  
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, B. Card, C. Cooper, S. Corman, M. Daley, K. Dickins, G. Kotsifas, J. Raycroft, K. Scherr, C. Saunders, E. Skalski, C. Smith, B. Warner, B. Westlake-Power and P. Yeoman.  
The meeting was called to order at 4:02 PM, with Mayor E. Holder in the Chair and all Members participating; it being noted that the following Members attended the meeting remotely: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga and S. Hillier.

### 1. Disclosures of Pecuniary Interest

Councillor S. Turner discloses a pecuniary interest Added Item 4.4 (6.1) of the 9th Report of the Council, In Closed session and related Added Bill No. 290, having to do with the acquisition of the property located at 271 Wellington Road - Wellington Gateway Project, by indicating that he owns property within close vicinity of the subject property.

Mayor E. Holder discloses a pecuniary interest in Item 9 (5.1) of the 8th Report of the Civic Works Committee, having to do with the Deferred Matters Lists as it relates to the property located at 745-747 Waterloo Street, by indicating that his family owns and operates a business at this location.

Motion made by: M. Salih

Seconded by: E. Pelozza

That the following changes in order BE APPROVED:

- a) Stage 12, Emergent Motions, be considered at this time; and,
- b) Stage 4, Council In Closed Session and the 9th Report of Council, In Closed Session, be considered after Stage 13, By-laws.

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

**Motion Passed (15 to 0)**

### 12. Emergent Motions

12.1 Councillors M. Salih and A. Kayabaga - Hyde Park Road Terrorist Attack

Motion made by: M. Salih

Seconded by: S. Hillier

That pursuant to section 20.2 of the Council Procedure By-law leave BE GIVEN to introduce the following emergent motion from Councillor Mo Salih and Councillor Arielle Kayabaga with respect to the June 6, 2021 Hyde Park Road Terrorist Attack.

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

**Motion Passed (15 to 0)**

Motion made by: M. Salih  
Seconded by: A. Kayabaga

WHEREAS the Municipal Council of The Corporation of the City of London unequivocally denounces the June 6, 2021 Islamophobic Attack at Hyde Park Road and South Carriage Road;

AND WHEREAS the Municipal Council denounces, in the strongest terms, Islamophobia and commits to end Islamophobia and hate; and,

AND WHEREAS the Municipal Council acknowledges that Islamophobia exists in London;

NOW THEREFORE IT BE RESOLVED THAT the following actions be taken in response to the June 6, 2021 Hyde Park Road Islamophobic Attack:

- a) the Civic Administration BE DIRECTED to work with the local Muslim community, the Community Diversity and Inclusion Strategy, and stakeholders to help end Islamophobia and report back on the outcomes of that work, including the identification of a source of funding, if applicable, to properly fund initiatives to assist with the implementation of these initiatives;
- b) the Civic Administration BE DIRECTED to seek input from the Muslim community to determine appropriate means by which The Corporation of the City of London can remember and honour the victims; and,
- c) the Civic Administration BE DIRECTED to work with the local Muslim community and report back on how The Corporation of the City of London can highlight and honour the contributions of the London Muslim community.

Motion made by: J. Morgan  
Seconded by: Mayor E. Holder

That the Emergent Motion BE AMENDED by adding the following part d):

"d) the Municipal Council SUPPORTS the call for a National Action Summit on Islamophobia and stands ready to participate in any Summit or related intergovernmental effort to dismantle all forms of Islamophobia."

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

**Motion Passed (15 to 0)**

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

That the Emergent Motion, as amended, BE APPROVED.

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

**Motion Passed (15 to 0)**

The Emergent Motion, as amended, reads as follows:

WHEREAS the Municipal Council of The Corporation of the City of London unequivocally denounces the June 6, 2021 Islamophobic Attack at Hyde Park Road and South Carriage Road;

AND WHEREAS the Municipal Council denounces, in the strongest terms, Islamophobia and commits to end Islamophobia and hate; and,

AND WHEREAS the Municipal Council acknowledges that Islamophobia exists in London;

NOW THEREFORE IT BE RESOLVED THAT the following actions be taken in response to the June 6, 2021 Hyde Park Road Islamophobic Attack:

- a) the Civic Administration BE DIRECTED to work with the local Muslim community, the Community Diversity and Inclusion Strategy, and stakeholders to help end Islamophobia and report back on the outcomes of that work, including the identification of a source of funding, if applicable, to properly fund initiatives to assist with the implementation of these initiatives;
- b) the Civic Administration BE DIRECTED to seek input from the Muslim community to determine appropriate means by which The Corporation of the City of London can remember and honour the victims;
- c) the Civic Administration BE DIRECTED to work with the local Muslim community and report back on how The Corporation of the City of London can highlight and honour the contributions of the London Muslim community; and,
- d) the Municipal Council SUPPORTS the call for a National Action Summit on Islamophobia and stands ready to participate in any Summit or related intergovernmental effort to dismantle all forms of Islamophobia.

12.2 Councillors J. Helmer and E. Pelozza - Proclamation Request - Indigenous Peoples Day

Motion made by: J. Helmer  
Seconded by: E. Pelozza

That pursuant to section 20.2 of the Council Procedure By-law leave BE GIVEN to introduce a motion related to a request for support from Councillor Jesse Helmer of the application from Brian Hill, Chair of CDIS Priority 1, submitted on June 8, 2021, to proclaim June 21, 2021 "Indigenous Peoples Day".

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

**Motion Passed (15 to 0)**

Motion made by: J. Helmer  
Seconded by: E. Pelozza

That, notwithstanding Council Policy "Issuance of Proclamations Policy" which requires requests for proclamations to be submitted at least six (6)

weeks in advance of the requested issuance dates, that based on the application dated June 8, 2021 from Brian Hill, Chair of CDIS Priority 1, June 21, 2021 BE PROCLAIMED “Indigenous Peoples Day.”

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

**Motion Passed (15 to 0)**

**2. Recognitions**

None.

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

None.

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

Motion made by: P. Van Meerbergen

Seconded by: S. Lewis

That the Minutes of the 8th Meeting held on May 25, 2021, BE APPROVED.

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

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

Motion made by: S. Lewis

Seconded by: A. Hopkins

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

**6.1 1752-1754 Hamilton Road**

(Refer to the Planning and Environment Committee Stage for Consideration with Item 9 (3.2) of the 9th Report of the Planning and Environment Committee)

1. M. Romanoff

**6.2 435-451 Ridout Street North**

(Refer to the Planning and Environment Committee Stage for Consideration with Item 17 (3.10) of the 9th Report of the Planning and Environment and Committee)

1. M and B. Evans
2. J. Jacobson
3. B. Lindsay
4. M. Loft
5. L. Postor
6. S. Rodrigues
7. T. Smith
8. N. Tangredi
9. O. Whitehead

- 10. J. Grainger
- 11. C. Kelsey
- 12. S. Bentley
- 13. (ADDED) F. Keogh
- 14. (ADDED) S. Miller
- 15. (ADDED) L. DiStefano
- 16. (ADDED) N. Tausky

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

**Motion Passed (15 to 0)**

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

None.

**8. Reports**

8.1 8th Report of the Civic Works Committee

At 5:02 PM, Councillor M. Salih leaves the meeting.

Motion made by: E. Pelozza

That the 8th Report of the Civic Works Committee BE APPROVED, excluding Item 9 (5.1).

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 4th Report of the Cycling Advisory Committee

Motion made by: E. Pelozza

That the 4th Report of the Cycling Advisory Committee, from its meeting held on May 19, 2021, BE RECEIVED.

**Motion Passed**

3. (2.2) Amendments to the Traffic and Parking By-law (Relates to Bill No. 274)

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated June 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on June 15, 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-C01/T08)

**Motion Passed**

4. (2.3) Contract Award: Tender RFT 21-63 - Hyde Park Road and Sunningdale Road West Roundabout

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the Hyde Park Road and Sunningdale Road West Roundabout project:

- a) the bid submitted by J-AAR Excavating Limited, at its tendered price of \$3,681,287.80, excluding HST, BE ACCEPTED; it being noted that the bid submitted by J-AAR Excavating Limited was the lowest of three bids received and meets the City's specifications and requirements in all areas;
- b) MTE Consultants Inc. BE AUTHORIZED to complete the contract administration and construction supervision in accordance with the estimate, on file, at an upset amount of \$184,475.00, excluding HST, and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT 21-63); and,
- f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-T05)

**Motion Passed**

5. (2.4) Purchase of Rotary Drum Thickener for Greenway Wastewater Treatment Plant

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the supply of a rotary drum thickener for Greenway Wastewater Treatment Plant:

- a) the proposal submitted by JWC Environmental Canada ULC (JWC Environmental) at a price of \$187,060.00, excluding HST, BE ACCEPTED;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done relating to 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-E03)

**Motion Passed**

6. (2.5) White Oak Road Two-Lane Upgrades from Exeter Road to 400 m South - Appointment of Consulting Engineer

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the appointment of a Consulting Engineer for the Detailed Design and Tendering of White Oak Road Two-Lane Upgrades from Exeter Road to 400 m south:

- a) R.V. Anderson Associates Limited BE APPOINTED as the Consulting Engineer to complete the Detailed Design and Tendering Services at an upset amount of \$249,568, excluding HST, in accordance with RFP21-28 and Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED in accordance with the Sources of Financing Report as 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-T04)

**Motion Passed**

7. (2.6) Appointment of Consulting Engineers for the Infrastructure Renewal Program

Motion made by: E. Pelozo

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the

appointment of consulting engineers for the Infrastructure Renewal Program:

a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy:

i) Archibald, Gray & McKay Engineering Ltd. BE APPOINTED as consulting engineers to complete the pre-design, detailed design and construction administration of Assignment A, Hickson Avenue from Ridout Street to Belgrave Avenue and Belgrave Avenue from Hickson Avenue to Chester Street, in the total amount of \$407,616.00 (including contingency), excluding HST;

ii) J.L. Richards & Associates Limited BE APPOINTED as consulting engineers to complete the pre-design, and construction administration of Assignment C, Churchill Avenue from Spruce Street to Vancouver Street and Manitoba Street from Churchill Avenue to Dundas Street in the total amount of \$354,596.00 (including contingency), excluding HST;

iii) GM Blueplan Engineering Limited BE APPOINTED as consulting engineers to complete the pre-design, detailed design construction administration of Assignment D, Hansuld Street from Second Street to Dale Street and Dale Street from Hansuld Street to Second Street reconstruction, in the total amount of \$352,742.50 (including contingency), excluding HST;

iv) Spriet Associates London Limited BE APPOINTED as consulting engineers to complete the pre-design, detailed design and construction administration of Assignment F, St Julien Street from Major Street to Trafalgar Street, Hume Street from Major Street to Trafalgar Street and Major Street from Hyla Street to St Julien Street reconstruction, in the total amount of \$421,727.90 (including contingency), excluding HST;

b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as 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;

d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-T04)

**Motion Passed**

8. (2.7) Emergency Repair of Dewatering Centrifuge for Greenway Wastewater Treatment Plant

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 1, 2021, related to the



emergency repair of a centrifuge for the Greenway Wastewater Treatment Plant:

- a) the purchase order for emergency centrifuge repair awarded to Flottweg, in accordance with Section 14.2 of the City of London's Procurement of Goods and Services Policy, at a projected total price of \$150,000.00, excluding HST, BE CONFIRMED;
- b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report; and
- c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E03)

**Motion Passed**

9. (5.1) Deferred Matters List

Motion made by: E. Pelozza

That the Civic Works Committee Deferred Matters List as at May 21, 2021, BE RECEIVED.

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

Recuse: (1): Mayor E. Holder

Absent: (1): M. Salih

**Motion Passed (13 to 0)**

8.2 9th Report of the Planning and Environment Committee

Motion made by: P. Squire

That the 9th Report of the Planning and Environment Committee BE APPROVED, excluding Item 17 (3.10).

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: P. Squire

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 234 Edgevalley Road - Removal of Holding Provisions - (H-9342) (Relates to Bill No. 280)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Ironstone, relating to the property located at 234 Edgevalley Road, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 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 R5/Residential R6 (h\*R5-7/R6-5) Zone TO a Residential R5/Residential R6 (R5-7/R6-5) Zone to remove the "h" holding provision. (2021-D09)

**Motion Passed**

3. (2.2) 704 and 706 Boler Road - Boler Heights Subdivision - Special Provisions - (39T-15503)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Southside Construction Management Limited, for the subdivision of land over Concession 1, Part Lot 44, situated on the east side of Boler Road, north of Southdale Road West, municipally known as 704 and 706 Boler Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Southside Construction Management Limited, for the Boler Heights Subdivision (39T-15503) appended to the staff report dated May 31, 2021 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated May 31, 2021 as Appendix "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

**Motion Passed**

4. (2.3) 995 Fanshawe Park Road West - Creekview Subdivision Phase 4 - Special Provisions - (39T-05512-4)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London, Landea North Developments Inc. and Landea Developments Inc., for the subdivision of land over Part Lot 22, Concession 5 (Township of London), City of London, County of Middlesex, situated on the north side of Bridgehaven Drive, south of Sunningdale Road West, west of Applerock Avenue, municipally known as 1196 Sunningdale Road West:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London, Landea North Developments Inc. and Landea Developments Inc., for the

Creekview Subdivision Phase 4 (39T-05512\_4) appended to the staff report dated May 31, 2021 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated May 31, 2021 as Appendix "B";

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 31, 2021 as Appendix "C"; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

**Motion Passed**

5. (2.4) 1600 Twilite Boulevard - (H-9345) (Relates to Bill No. 281)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Foxwood Developments (London) Inc, relating to the property located at 1600 Twilite Boulevard, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15th, 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 (h\*h-100\*R1-4) and (h\*h-100\*R1-13) Zones TO a Residential R1 (R1-4) and (R1-13)) Zones to remove the "h and h-100" holding provisions. (2021-D09)

**Motion Passed**

6. (2.5) Building Division Monthly Report for March 2021

Motion made by: P. Squire

That the Building Division Monthly Report for March, 2021 BE RECEIVED for information. (2021-A23)

**Motion Passed**

7. (2.6) 4th Report of the Environmental and Ecological Planning Advisory Committee

Motion made by: P. Squire

That the 4th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on May 20, 2021 BE RECEIVED for information.

**Motion Passed**

8. (3.1) 349 Southdale Road East - (Z-9308 / 39CD-20501) (Relates to Bill No. 282)

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 Incon Developments Ltd., relating to the lands located at 349 Southdale Road East:

a) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 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 Residential R3 (R3-3) Zone TO a Residential R6 (R6-5) Zone to permit cluster housing in the form of townhouse dwelling units with a maximum density of 34 units per hectare; and,

b) the Approval Authority BE ADVISED that the following 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 349 Southdale Road East:

- i) safety;
- ii) privacy;
- iii) tree ownership on the property line; and,
- iv) possible removal of the chain link fence;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2021-D09)

#### **Motion Passed**

9. (3.2) 1752 – 1754 Hamilton Road (Relates to Bill No. 283)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Connor Wilks c/o Thames Village Joint Venture Group, relating to the lands located at 1752 – 1754 Hamilton Road, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on June 15, 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 Residential R1 (R1-14) Zone TO a Holding Residential R1 (h•h-100•R1-3) Zone;

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

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

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation; and,

- the zoning will permit single detached dwellings which are considered appropriate and compatible with existing and future land uses in the surrounding area, and consistent with the zoning that was applied to the adjacent draft-approved plan of subdivision. (2021-D09)

**Motion Passed**

10. (3.3) Request to Remove Properties from the Register of Cultural Heritage Resources

Motion made by: P. Squire

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- a) 1033-1037 Dundas Street;
- b) 1 Kennon Place ;
- c) 19 Raywood Avenue;
- d) 32 Wellington Road;
- e) 34 Wellington Road;
- f) 90 Wellington Road;
- g) 98 Wellington Road;
- h) 118 Wellington Road;
- i) 120 Wellington Road;
- j) 122 Wellington Road;
- k) 126 Wellington Road;
- l) 134 Wellington Road;
- m) 136 Wellington Road;
- n) 138 Wellington Road;
- o) 140 Wellington Road;
- p) 142 Wellington Road;
- q) 166 Wellington Road;
- r) 220 Wellington Road;
- s) 247 Wellington Road ;
- t) 249 Wellington Road;
- u) 251 Wellington Road ;
- v) 253-255 Wellington Road;
- w) 261 Wellington Road;
- x) 263 Wellington Road;
- y) 265 Wellington Road;
- z) 267 Wellington Road;
- aa) 269 Wellington Road;
- bb) 271 Wellington Road;
- cc) 273 Wellington Road;
- dd) 275 Wellington Road;
- ee) 285 Wellington Road;
- ff) 287 Wellington Road;
- gg) 289 Wellington Road;
- hh) 297 Wellington Road;
- ii) 301 Wellington Road;
- jj) 327 Wellington Road;
- kk) 331 Wellington Road;
- ll) 333 Wellington Road;
- mm) 72 Wellington Street; and,
- nn) 44 Wharnccliffe Road North;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the

attached public participation meeting record made oral submissions regarding this matter. (2021-R01)

**Motion Passed**

11. (3.4) 16 Wethered Street North - (Z-9309)

Motion made by: P. Squire

That, the following actions be taken with respect to the application by 2445727 Ontario Inc. (Phil Pattyn), relating to the property located at 16 Wethered Street:

a) the application by 2445727 Ontario Inc. (Phil Pattyn), relating to the property located at 16 Wethered Street BE REFERRED back to the Civic Administration for further discussion with the applicant and to report back at a future Planning and Environment Committee meeting; and,

b) the Civic Administration BE DIRECTED to review the proposal within the context of the Near Campus Neighbourhood Policies, as they relate to residential intensification, focusing on lots that front onto neighbourhood streets, but are immediately adjacent to rapid transit place types or urban corridor place types;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2021-D09)

**Motion Passed**

12. (3.5) Demolition Request for Garage on Heritage Listed Property - 325 Victoria Street

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated May 24, 2021, from C. Egerton, 315 Victoria Street, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2021-P10D/R01)

**Motion Passed**

13. (3.6) 135 Villagewalk Boulevard – (SPA18-067)

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 2560334 Ontario Limited, relating to the property located at 135 Villagewalk Boulevard:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 2 commercial pads in the southeast corner of the subject lands and associated accesses; and,

b) the Approval Authority BE ADVISED that the Municipal Council supports issuing the Site Plan Application;

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

- a communication dated May 26, 2021, from S. Lebert, by e-mail; and,
- a communication dated May 26, 2021, from A. Mustard-Thompson, by e-mail;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2021-D11)

**Motion Passed**

14. (3.7) Demolition Request for Heritage Listed Property - 126 Price Street

Motion made by: P. Squire

That, on the recommendations of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 126 Price Street, the following actions be taken:

a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the dwelling on the property; and,

b) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

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

- a communication dated May 22, 2021, from W. Rohrer and C. Scott; and,
- a petition signed by approximately 24 individuals is on file in the City Clerk's Office;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2021-P10D/R01)

**Motion Passed**

15. (3.8) 1697 Highbury Avenue North - (Z-9302) (Relates to Bill No. 284)

Motion made by: P. Squire

That, on the recommendation of the Director, Development Services, based on the application by Habitat for Humanity Heartland Ontario Inc., relating to the property located at 1697 Highbury Avenue North, the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 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 R5/Residential R6 (R5-2/R6-4) Zone and an Open Space (OS5) Zone TO a Residential R5 Special Provision (R5-7(\_)) Zone and an Open Space (OS5) Zone;

it being noted that the following site plan matters were raised during the application review process:

- i) orientation of the easterly stacked townhouse building to Highbury Avenue North;
- ii) visual access for the southerly end units to the open space area and the Thames River interface be enhanced by providing increased number of windows and/or balconies;
- iii) naturalization of the Open Space lands on the site; and,
- iv) the potential conveyance of all or part of the Open Space lands to the City;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to this matter;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation and Environmental Policies; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2021-D09)

**Motion Passed**

16. (3.9) 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road – (Z-9301) (Relates to Bill No. 285)



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 1630 HP Inc., relating to the property located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road:

a) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 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 Business District Commercial (BDC) Zone and a Business District Commercial Special Provision (BDC(39)) Zone TO a Business District Commercial Special Provision Bonus (BDC\*B-\_) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use apartment building, with a maximum height of 8-storeys or 29 metres and a maximum density of 169 units per hectare, in general conformity with the Site Plan, Renderings and Elevations appended to the staff report dated May 31, 2021 as Schedule "1" to the amending by-law, and provides for the following:

- 1) Exceptional Building Design
  - i) providing an 'L'-shaped mixed-use building that is generally in keeping with the vision of the current Official Plan as well as The London Plan by providing for continuous street walls along the Hyde Park Road and North Routledge Park frontages;
  - ii) providing a 7-storey massing along Hyde Park Road that includes a significant step-back above the second storey and 8-storey massing along North Routledge Park;
  - iii) providing for appropriate scale/ rhythm/ materials/ fenestration;
  - iv) incorporating all parking in the rear yard and underground, away from the adjacent street frontages;
  - v) providing ground floor commercial space with transparent glazing and principal entrances facing the Hyde Park Road frontage creating an active edge;
  - vi) providing ground floor residential units with individual entrances and patio spaces along the North Routledge Park frontage;
  - vii) providing a rooftop patio;
  - viii) providing a parking lot layout that accommodates appropriate driveway alignments across North Routledge Park; and,
  - ix) relocating the existing heritage structure and providing a glass link between the heritage structure and the new building along the North Routledge Park frontage, and a recessed courtyard immediately south of the heritage structure;

2) Provision of Affordable Housing

- a total of five (5) one-bedroom units will be provided for affordable housing. Subject to the concurrence of the City, some or all of these five (5) one-bedroom units may be allocated from the adjacent development owned and/or managed by the Proponent, noting the bonus zone requirement and encumbrance would remain specific to the Subject Lands;
- 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 set at 50 years from the point of

initial occupancy;

- the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,
- these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

3) Relocation, conservation, and adaptive re-use of the existing heritage designated structure at 1656 Hyde Park Road:

- the owner shall enter into a Heritage Easement Agreement with the City of London;

b) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning implements the site concept submitted with the application;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to in-force policies of The London Plan, including but not limited to the Key Directions and the Main Street Place Type policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation;
- the subject lands represent an appropriate location for mixed-use residential intensification, within the Hyde Park Village Core and the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood;
- the recommended amendment secures units for affordable housing through the bonus zone; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2021-D09)

### **Motion Passed**

18. (4.1) 5th Report of the London Advisory Committee on Heritage

Motion made by: P. Squire

That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on May 12, 2021:

a) M. Corby, Senior Planner, BE ADVISED of the following comments from the London Advisory Committee on Heritage (LACH) with respect to the Notice of Application for Draft Plan of

Subdivision, Official Plan and Zoning By-law Amendments and the Heritage Impact Assessment (HIA), dated January 2021, from Zelinka Priamo Ltd., with respect to the property located at 850 Highbury Avenue North, previously received by the LACH:

i) sufficient information has not been received as part of the application in order to appropriately assess the impacts of the proposed applications on the significant heritage resources on this property; it being noted that:

A) the HIA should be prepared by a qualified heritage professional;  
B) the HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries; it being noted that the HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site; and,  
C) the LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP); it being noted that this includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources;

- the LACH emphasizes the need to consider the built heritage resources as landmarks within the cultural heritage landscape, and that the assessment of impacts must address the cultural heritage landscape including views and vistas as described through the appropriate governing documents;
- the LACH acknowledges the differences or 'inconsistencies' between elements of the Heritage Conservation Easement, designating by-law L.S.P.-3321-208, and the LPHSP as identified within the HIA, but notes that these documents each have different forms and functions, and do not necessarily conflict (save for mapping discrepancies); it being noted that where these differences or 'inconsistencies' are identified, the more detailed description and assessment should apply;
- the LACH does not support many of the proposed changes to heritage policies within the LPHSP which serve to reduce protection of the heritage resources and introduce greater uncertainty; it being noted that sufficient rationale or justification for these revisions to heritage policies have not been provided within the Final Proposal Report or HIA (examples include but are not limited to:

o LPHSP 20.4.1.4 – "Retain as much of the identified cultural and heritage resources of the area as possible feasible";

o LPHSP 20.4.1.5.II.a) – "provide for ...and mixed-use buildings where possible";

o LPHSP 20.4.2.2 – "Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape where possible";

o PHSP 20.4.3.5.2.III. d) "Built form adjacent to the Treed Allee within the Heritage Area should be encouraged to oriented towards the Allee in applicable locations"; and,

o LPHSP 20.4.4.10 - "shall" to "should");

- the LACH requests clarification from City of London Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources

and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress (for example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications); it being noted that the LACH respectfully requests that these assessments be provided to LACH for review and comment;

- the LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property; and,
- the LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site;

b) 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 removal and replacement of the windows on the heritage designated property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that this Heritage Alteration Permit application is seeking retroactive approval for window replacements that were previously considered and refused by Municipal Council;

it being noted that the London Advisory Committee on Heritage (LACH) encourages the applicant to work with the Heritage Planner to address the concerns raised by the LACH at the meeting;

it being further noted that a verbal delegation from P. Scott, 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 following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property located at 126 Price Street:

- i) the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the dwelling on the property; and,
- ii) the property at 126 Price Street BE REMOVED from the Register of Cultural Heritage Resources;

d) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- 1033-1037 Dundas Street;
- 1 Kennon Place;
- 19 Raywood Avenue;
- 32 Wellington Road;
- 34 Wellington Road;
- 90 Wellington Road;
- 98 Wellington Road;
- 118 Wellington Road;
- 120 Wellington Road;
- 122 Wellington Road;
- 126 Wellington Road;
- 134 Wellington Road;
- 136 Wellington Road;
- 138 Wellington Road;
- 140 Wellington Road;
- 142 Wellington Road;

- 166 Wellington Road;
- 220 Wellington Road;
- 247 Wellington Road;
- 249 Wellington Road;
- 251 Wellington Road;
- 253-255 Wellington Road;
- 261 Wellington Road;
- 263 Wellington Road;
- 265 Wellington Road;
- 267 Wellington Road;
- 269 Wellington Road;
- 271 Wellington Road;
- 273 Wellington Road;
- 275 Wellington Road;
- 285 Wellington Road;
- 287 Wellington Road;
- 289 Wellington Road;
- 297 Wellington Road;
- 301 Wellington Road;
- 327 Wellington Road;
- 331 Wellington Road;
- 333 Wellington Road;
- 72 Wellington Street; and,
- 44 Wharncliffe Road North;

e) on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act seeking consent for alterations to the heritage designated property located at 426 St James Street BE GIVEN, subject to the following terms and conditions:

- the new railing be 24" in height above the porch floor to maintain the proportions of the porch;
- wood be used as the material for the alterations;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

f) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property located at 325 Victoria Street BE PERMITTED, and the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; it being noted that the communication, dated May 10, 2021, from B. Jones and K. Mckeating, as appended to the Added Agenda, and the verbal delegations from D. Lee, E. Van den Steen, B. Jones and K. McKeating, with respect to this matter, were received;

g) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the potential designation of Labatt Memorial Park as a National Historic Site of Canada:

- i) the above noted initiative BE ENDORSED; and,
- ii) the Civic Administration BE DIRECTED to undertake the application process with respect to this matter;

h) clauses 1.1, 2.1 to 2.4, inclusive, 3.1, 3.2, 4.7 and 4.8 BE RECEIVED for information.

**Motion Passed**

19. (4.2) 4th Report of the Advisory Committee on the Environment

Motion made by: P. Squire

That, the following actions be taken with respect to the 4th Report of the Advisory Committee on the Environment, from its meeting held on May 5, 2021:

a) the following actions be taken with respect to Greener Homes London:

i) the presentation, as appended to the Added Agenda, from S. Franke, London Environmental Network, and a verbal delegation from S. Franke, with respect to the Greener Homes London program, BE RECEIVED;

ii) a representative from London Hydro BE INVITED to a future meeting of the Advisory Committee on the Environment to speak with respect to:

- future infrastructure improvements to assist with climate change reductions;
- alternative energy sources for providing power to the city;
- fuel forecasting to support the Climate Energy Action Plan and net zero targets; and,
- demand side management strategy and on-bill financing for home energy retrofiting;

b) the following actions be taken with respect to the Notice of Planning Application, dated March 31, 2021, from C. Parker, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to Encouraging the Growing of Food in Urban Areas – City-Wide:

i) the Civic Administration BE ADVISED that the Advisory Committee on the Environment (ACE) supports the amendments made to date and the amendment that is currently under review; it being noted that the ACE has been involved with the urban agriculture process and development; and,

ii) the above-noted Notice BE RECEIVED;

c) Jack Gibbons of the Ontario Clean Air Alliance BE INVITED to a future meeting of the Advisory Committee on the Environment to speak to the current campaign of the Clean Air Alliance; and,

d) clauses 1.1, 2.1, 3.1 and 3.2, inclusive, and 4.1 BE RECEIVED for information.

**Motion Passed**

20. (5.1) Deferred Matters List

Motion made by: P. Squire

That the Deputy City Manager, Planning and Economic Development BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

**Motion Passed**

21. (5.2) 4th Report of the Trees and Forests Advisory Committee

Motion made by: P. Squire

That the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on May 26, 2021:

a) the Educational Initiatives and Outreach Sub-Committee recommendations, appended to the Trees and Forests Advisory Committee (TFAC) Agenda, BE FORWARDED to the Civic Administration for consideration and to report back at a future meeting of the TFAC; it being noted that the TFAC reviewed and received the "May 2021: TFAC Educational Initiatives and Outreach Subcommittee: A Few Suggestions and Comments" on the City of London Website;

b) the following actions be taken with respect to creating ecosystems in London:

- i) a Working Group BE ESTABLISHED consisting of J. Kogelheide, A. Hames and A. Morrison, to review the creation of ecosystems in the City; and,
- ii) the Civic Administration BE REQUESTED to attend a future Trees and Forests Advisory Committee meeting to provide an update on the initiatives currently being undertaken;

it being noted that the Trees and Forests Advisory Committee reviewed and received a communication from J. Kogelheide with respect to this matter;

c) the following actions be taken with respect to the Advisory Committee Review - Interim Report VI:

- i) A. Cantell BE REQUESTED to prepare recommendations on the Advisory Committee Review - Interim Report VI and to report back at the next meeting of the Trees and Forests Advisory Committee meeting; and,
- ii) the Chair of the Trees and Forests Advisory Committee (TFAC) BE REQUESTED to attend a future Planning and Environment Committee meeting to provide an overview of the TFAC recommendations with respect to these matters;

it being noted that the TFAC reviewed and received staff report dated May 17, 2021, with respect to these matters;

d) the following actions be taken with respect to the Urban Forestry Communications Strategy:

- i) Civic Administration BE REQUESTED to attend the next meeting of the Trees and Forests Advisory Committee to provide an update on the Urban Forestry Communications Strategy;
- ii) P. Nichoson BE INCLUDED on the existing Working Group; it being noted that the Working Group consists of A. Cantell and M. Demand; and,
- iii) the Urban Forestry Communications Strategy BE INCLUDED on the 2021 Trees and Forests Advisory Committee Work Plan.

e) clauses 1.1, 2.1 and 2.2, inclusive, 4.1, 4.2 and 4.4, BE RECEIVED for information.

**Motion Passed**

17. (3.10) 435-451 Ridout Street North - (OZ-9157) (Relates to Bill No's. 271 and 286)

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 Farhi Holdings Corporation, relating to the property located at 435-451 Ridout Street North:

- a) consistent with Policy 19.1.1. of the Official Plan for the City of London (1989), the subject lands, representing a portion of 435-451 Ridout Street North BE INTERPRETED to be located within the Downtown Area designation;
- b) consistent with Policy 43\_1 of The London Plan, the subject lands, representing a portion of 435-451 Ridout Street North, BE INTERPRETED to be located within the Downtown Place Type;
- c) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend The London Plan by ADDING a new policy the Specific Policies for the Downtown Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of The London Plan;

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

- d) the proposed by-law appended to the staff report dated May 31, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (2016) as amended in part c) above), to change the zoning of a portion of the subject property FROM a Heritage/Regional Facility (HER/RF) Zone and a Downtown Area Special Provision (DA2(3)\*D350) Zone TO a Holding Downtown Area Special Provision Bonus (h-3\*h-55\*h-\_\*DA2(3)\*D350\*B-\_) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate a high quality mixed-use office/residential apartment building, with a maximum height of 40-storeys (125 metres), and a maximum density of 500 units per hectare, in general conformity with the Site Plan and Elevations appended to the staff report dated May 31, 2021 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

- 1) Exceptional Building Design
  - i) retention in situ of the heritage buildings along the Ridout Street frontage;
  - ii) materials on the podium of the building that are in-keeping with the surrounding heritage buildings;
  - iii) a slender point tower design;
  - iv) the tower portion of the building located to the south of the podium to increase the spatial separation between the tower and the Eldon House property;
  - v) interesting architectural design features on the tower that will enhance the downtown skyline and break up the building mass;
  - vi) terraces overlooking Harris Park and providing opportunity for activating these terraces with the proposed adjacent office/commercial uses; and,
  - vii) connections between Ridout Street North and Queens Avenue to Harris Park that provide new entrance opportunities to further connect the Downtown with the Park.
- 2) Provision of four (4) levels of underground parking, of which a minimum of 100 parking spaces will be publicly accessible



### 3) Provision of Affordable Housing

The provision of affordable housing shall consist of:

- a minimum of twelve (12) residential units or five percent (5%) of the total residential unit count (rounded to the nearest unit), whichever is greater;
- the mix of affordable one- and two-bedroom units will be based on the same proportion of one- and two-bedroom units as within the final approved plan. Subject to availability and with the concurrence of the City, some or all of these units may be secured through existing vacancies in developments owned and/or managed by the proponent or associated corporate entity;
- 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 50 years from the point of initial occupancy; and,
- the proponent shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;

### 4) Conservation, retention, and adaptive re-use of the existing heritage designated buildings at 435, 441, and 451 Ridout Street North

- the owner shall enter into a Heritage Easement Agreement with the City of London;

### 5) Construction of a Leadership in Energy and Environmental Design (LEED) certified building

it being noted that the following site plan matters were raised during the public participation process:

i) design the parking and drop-off areas between the building and the adjacent streets (Ridout Street North and Queens Avenue) as a shared plaza space, using pavers or patterned concrete to:

- I) tie into the design of the terraces
- II) reduce the amount of asphalt
- III) provide a welcoming entrance to the development
- IV) provide for a stronger connection between the stairs leading to Harris Park and the City sidewalks along the streets;

ii) design the westerly stairway as a more naturalized landscape solution to soften the experience and avoid blank brick walls. This stairwell should provide for a grand entrance feature between the development and the Park;

iii) final location and design of all vehicular accesses on-site, including service access;

iv) final location, design, and landscaping of publicly accessible spaces, including terraces, staircases, and walkways;

v) the final building design is to incorporate bird-friendly design features;

vi) the applicant is to work with the City of London with regards to compensation restoration to create a wetland and other natural features (ie forest), either on-site or within Harris Park; and,

vii) the final building design is to include a fully enclosed mechanical penthouse, clad in materials complementary to the building, to screen rooftop mechanical equipment and contribute positively to the skyline.

f) pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes in

building height and setback to the residential component of the building are minor in nature and the illustrations circulated in the Notice of Application and Notice of Public Meeting accurately depict the development as proposed;

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

- a communication dated May 20, 2021, from C. Naismith, by e-mail;
- a communication dated May 20, 2021, from D. McKillop, by e-mail;
- a communication dated May 20, 2021, from R. Lacy, by e-mail;
- a communication dated May 20, 2021, from K. Baker, by e-mail;
- a communication dated May 20, 2021, from C. Ryan, by e-mail;
- communications dated May 20, 2021, from E. Rath, by e-mail;
- the staff presentation;
- a communication dated May 27, 2021, from C. Littlejohn, by e-mail;
- a communication dated May 27, 2021, from K. Kydd, by e-mail;
- a communication dated May 27, 2021, from U. Troughton, by e-mail;
- a communication dated May 27, 2021, from B. McQuaid, by e-mail;
- a communication dated May 27, 2021, from G. Hodder, by e-mail;
- a communication dated May 27, 2021, from M. Conklin, by e-mail;
- a communication dated May 27, 2021, from M. Young, by e-mail;
- a communication dated May 27, 2021, from M.A. Colihan, 191 Sherwood Avenue;
- a communication dated May 27, 2021, from B. Reilly and R. Shroyer, 574 Victoria Street;
- a communication dated May 27, 2021, from S. Skaith, by e-mail;
- a communication dated May 27, 2021, from S. Andrejicka, by e-mail;
- a communication dated May 26, 2021, from M. Temme, 66 Palmer Street;
- a communication dated May 27, 2021, from M.L. Collins, by e-mail;
- a communication dated May 26, 2021, from H. Guizzetti, by e-mail;
- a communication dated May 26, 2021, from M. Rooks, by e-mail;
- a communication from M. Whalley, 39-250 North Centre Road;
- communications dated May 26, 2021, from A.M. Valastro, by e-mail;
- a communication dated May 27, 2021, from B. Spratley, by e-mail;
- a communication dated May 25, 2021, from S. Shroyer, by e-mail;
- a communication dated May 25, 2021, from C. Woolner, by e-mail;
- a communication dated May 25, 2021, from K. Elgie, Chair, Board of Directors, Architectural Conservancy of Ontario;
- a communication dated May 25, 2021, from K. Peckham, Wide Eye Television Inc.;
- a communication dated May 25, 2021, from J. Grainger, by e-mail;
- a communication dated May 27, 2021, from J. Devereux, 926 Colborne Street;
- a communication dated May 21, 2021, from P. and J. Wombwell, 174 Guildford Crescent;
- a communication dated May 21, 2021, from M. Romhanyi, by e-mail;
- a communication dated May 27, 2021, from S. Saunders, by e-mail;
- a communication dated May 27, 2021, from J.C. Garnett,

University Librarian Emeritus, Western University;

- a communication dated May 26, 2021, from S. Bentley, 34 Mayfair Drive;
  - a communication dated May 27, 2021, from L. Brown, by e-mail;
  - a communication dated May 27, 2021, from B. and S. Morrison, by e-mail;
  - a communication dated May 27, 2021, from A. Martin, by e-mail;
  - a communication dated May 27, 2021, from D. Rogers, by e-mail;
  - a communication dated May 27, 2021, from S. Agranove, by e-mail;
  - a communication dated May 27, 2021, from J. Manness, by e-mail;
  - a communication dated May 27, 2021, from N. Bol, by e-mail;
  - a communication dated May 27, 2021, from A. Warren, Director of Operations, The Wedding Ring;
  - a communication dated May 27, 2021, from J. Farquhar, 383 St. George Street;
  - a communication dated May 27, 2021, from J. Hunten, 253 Huron Street;
  - a communication dated May 27, 2021, from J. and D. Surry, by e-mail;
  - a communication dated May 27, 2021, from B. and H. Luckman, by e-mail;
  - a communication dated May 27, 2021, from G. Nicodemo, by e-mail;
  - a communication dated May 27, 2021, from K. and G. Patton, 20-50 Northumberland Road;
  - a communication dated May 27, 2021, from S. Lunau, 1096 Kingston Avenue;
  - a communication dated May 27, 2021, from J. Spencer, by e-mail;
  - a communication dated May 25, 2021, from K. McKeating, President, Architectural Conservancy of Ontario - London Region;
  - a communication dated May 28, 2021, from A. Little, by e-mail;
  - a communication dated May 27, 2021, from D. Oates, by e-mail;
- and,
- a communication dated May 27, 2021, from C. Mellamphy, by e-mail;

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 these applications for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment, as well as
- enhancing the vitality and viability of downtowns and mainstreets;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Downtown Place Type and Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Downtown Area designation;
- the recommended amendment conforms to Our Move Forward: London's Downtown Plan, by providing for a landmark development on an underutilized site;
- the recommended amendment secures units for affordable housing through the bonus zone; and,
- the recommended amendment facilitates the development of an

underutilized site at an important location in the Built Area Boundary and Primary Transit Area. (2021-D09)

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

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

Absent: (1): M. Salih

**Motion Passed (12 to 2)**

8.3 9th Report of the Community and Protective Services Committee

Motion made by: J. Helmer

That the 9th Report of the Corporate Services Committee 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. Pelosa, A. Kayabaga, and S. Hillier

Absent: (1): M. Salih

**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) 4th Report of the Animal Welfare Advisory Committee

Motion made by: J. Helmer

That the 4th Report of the Animal Welfare Advisory Committee, from its meeting held on May 6, 2021, BE RECEIVED.

**Motion Passed**

3. (2.2) 2nd Report of the London Housing Advisory Committee

Motion made by: J. Helmer

That the 2nd Report of the London Housing Advisory Committee, from its meeting held on May 12, 2021, BE RECEIVED.

**Motion Passed**

4. (2.3) 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: J. Helmer

That the 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee, from its meeting held on May 20, 2021, BE RECEIVED.

**Motion Passed**

5. (2.4) LMCH – CMHC Co-Investment Letter of Intent (Relates to Bill No. 270)

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law, as appended to the staff report dated June 1, 2021, BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021, to:

- a) authorize and approve the Letter of Intent, as appended to the above-noted by-law, between the Canada Mortgage and Housing Corporation, London and Middlesex Community Housing and The Corporation of the City of London to initiate a loan agreement, through the National Housing Co-Investment Fund;
- b) authorize the Mayor and the City Clerk to execute the above-noted Letter of Intent; and,
- c) authorize the Mayor and the City Clerk to approve any future amended versions of the above-noted Letter of Intent. (2021-F11/S11)

**Motion Passed**

6. (2.5) SkillsAdvance Ontario (SAO) Employment Services for Manufacturing Sector Update

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report dated June 1, 2021, with respect to an update on the SkillsAdvance Ontario (SAO) Employment Services for the Manufacturing Sector, BE RECEIVED. (2021-S04)

**Motion Passed**

7. (2.6) City of London Additional Short Term Supports for Unsheltered Individuals

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report dated June 1, 2021, related to the City of London Additional Short Term Supports for Unsheltered Individuals:

- a) the above-noted staff report BE RECEIVED;
- b) a one-time funding allocation through a single source procurement (#SS21-09) to Ark Aid Street Mission on behalf of the WISH Coalition of up to \$1,150,000 (excluding HST) for the extension of services until Dec 31, 2021, to support individuals currently residing at the York Street pop up shelter through the

operation of a low-barrier overnight response at an alternate location BE APPROVED;

c) the Civic Administration BE DIRECTED to explore opportunities and report back to the Community and Protective Services Committee on June 22, 2021 with an implementation plan related to temporary expansion of the following support programs:

- i) temporarily increasing capacity in existing housing support programs until March 31, 2022 to support individuals currently residing in emergency shelter for a period greater than 365 days;
- ii) temporarily increasing the number of shelter or resting space beds up to a maximum of 20 additional beds until September 30, 2021 for individuals experiencing unsheltered homelessness;
- iii) implementation of 24/7 staff supports model for the 13 Head Lease units until December 31, 2021; and,
- iv) work with community partners to operationalize a hygiene facility for individuals and families experiencing homelessness for July and August 2021;

d) the Civic Administration BE DIRECTED to work with community providers to determine where Day Spaces can be reopened to meet the needs of individuals experiencing homelessness; and,

e) the Civic Administration BE DIRECTED to undertake all administrative acts which are necessary in relation to this report. (2021-S14)

**Motion Passed**

8. (2.7) 2019-2022 Multi-Sector Service Accountability Agreement - Dearness Home Adult Day Program and the South West Local Health Integration Network - Declaration of Compliance - April 1, 2020-March 31, 2021

Motion made by: J. Helmer

That, on the recommendation of the Deputy City Manager, Social and Health Development, the Deputy City Manager, Social and Health Development BE AUTHORIZED to execute the Declaration of Compliance, as appended to the staff report dated June 1, 2021, with respect to compliance with the terms of the 2019-2022 Multi-Sector Service Accountability Agreement for the Dearness Home Adult Day Program for the reporting period April 1, 2020 to March 31, 2021. (2021-S02)

**Motion Passed**

9. (3.1) Post June 30, 2021 Strategy for High Acuity Homelessness

Motion made by: J. Helmer

That the request for delegation from S. Campbell, Ark Aid Mission, with respect to a post June 30, 2021 strategy for high acuity homelessness, BE APPROVED for a future meeting of the Community and Protective Services Committee; it being noted that a communication from S. Campbell, as appended to the agenda, with respect to this matter, was received. (2021-S14)

**Motion Passed**

10. (4.1) Deferred Matters List

Motion made by: J. Helmer

That the Deferred Matters List for the Community and Protective Services Committee, as at May 21, 2021, BE RECEIVED.

**Motion Passed**

8.4 9th Report of the Corporate Services Committee

Motion made by: M. Cassidy

That the 9th Report of the Corporate Services Committee, excluding Item 7 (2.3), BE APPROVED.

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Recommendation to Award RFP 21-24 Network Connectivity Services

Motion made by: M. Cassidy

That, on the recommendation of the Director, Information Technology Services, the following actions be taken with respect to the award of the contract for Request for Proposal (RFP) 21-24 Network Connectivity Services as per City of London Procurement Policy Section 12.2 (b), requiring Committee and City Council approval for Request for Proposal awards greater than \$100,000:

- a) the proposal submitted by Rogers Communications Canada Inc., 800 York Street, London, ON, N5W 2S9 for network connectivity services in the estimated annual amount of \$153,479.64 (exclusive applicable taxes), for a three (3) year term, and an option to renew the contract for two (2) additional one (1) year terms each at the sole discretion of the City of London, BE ACCEPTED in accordance with section 12.0 of the Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase; and,
- c) approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

**Motion Passed**

3. (2.2) 2022 Municipal Election Update (Relates to Bill No.'s 272 and 273)

Motion made by: M. Cassidy

That, on the recommendation of the City Clerk, the following actions be taken with respect to the 2022 Municipal Election:

a) the City Clerk BE DIRECTED that as elementary and secondary schools are used as voting locations, the local school boards be requested to consider scheduling a Professional Development on Voting Day, October 24, 2022;

b) the proposed by-law as appended to the staff report dated May 31, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to establish the following advance voting dates and times:

Saturday, October 8, 2022 from 10:00 AM to 8:00 PM  
Tuesday, October, 11, 2022 to Saturday, October 15, 2022, inclusive, from 10:00 AM to 8:00 PM; and

c) the proposed by-law as appended to the staff report dated May 31, 2021 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 15, 2021 to authorize the use of poll optical scanning vote tabulators, voting by mail, and proxy voting for the 2022 Municipal Election;

d) NO FURTHER ACTIONS BE TAKEN with respect to adopting a candidate contribution rebate by-law or implementing internet voting in advance of the 2022 Municipal Election; and,

e) the staff report dated May 31, 2021 entitled "2022 Municipal Election Update" BE RECEIVED for information.

**Motion Passed**

4. (2.4) Standing Committee Meetings and Annual Meeting Calendar

Motion made by: M. Cassidy

That, on the recommendation of the City Clerk, the annual meeting calendar, as appended to the staff report dated May 31, 2021, for the period January 1, 2022 to December 31, 2022 (Appendix "A"), BE APPROVED; it being understood that adjustments to the calendar may be required from time to time in order to accommodate special/additional meetings or changes to governing legislation.

**Motion Passed**

5. (2.5) Agency, Board and Commission Asset Management Maturity Assessment Review

Motion made by: M. Cassidy

That on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated May 31, 2021 with respect to Agency, Board, and Commission Asset Management Maturity Assessment review BE RECEIVED for information.

**Motion Passed**



6. (2.6) Declare Surplus - Portion of City-Owned Property - Part of Carfrae Park East

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to a portion of City-owned parkland, known as part of Carfrae Park East, as outlined on the location map attached as Appendix "A" to the staff report dated May 31, 2021, the following actions be taken:

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

**Motion Passed**

8. (4.1) Province of Ontario – Request for Comment – Code of Conduct for Members of Council and Report on the Town of Collingwood Judicial Inquiry

Motion made by: M. Cassidy

That on the recommendation of the City Clerk, the following actions be taken with respect to the Code of Conduct for Members of Council:

- a) the report dated May 31, 2021 entitled "Province of Ontario – Request for Comment – Code of Conduct for Members of Council and Report on the Town of Collingwood Judicial Inquiry", BE RECEIVED;
- b) the City Clerk BE REQUESTED to include in the contract with the next City of London Integrity Commissioner requirements for reporting to the Municipal Council with respect to a Lobbyist Register, and to provide recommendations to the Council on any related current reviews being undertaken in the Province; and,
- c) the Government of Ontario BE ADVISED that the City of London Council supports the recommendations of the Association of Municipalities of Ontario, as outlined in the above-noted report with respect to this matter.

**Motion Passed**

9. (4.2) Application - Issuance of Proclamation - Childhood Cancer Awareness Month

Motion made by: M. Cassidy

That based on the application dated April 29, 2021 from Childhood Cancer Canada, the month of September, 2021 BE PROCLAIMED Childhood Cancer Awareness Month.

**Motion Passed**

10. (5.1) Application - Issuance of Proclamation - Longest Day of Smiles

Motion made by: M. Cassidy

That based on the application dated May 25, 2021 from Operation Smile Canada, June 20, 2021 BE PROCLAIMED as Longest Day of Smiles.

**Motion Passed**

7. (2.3) Review of Ward Boundaries Update

Motion made by: M. Cassidy

That the report dated May 31, 2021 entitled "Review of Ward Boundaries Update" BE RECEIVED.

Motion made by: M. Cassidy

Seconded by: J. Helmer

That Item 7 (2.3) BE AMENDED to include the following additional wording, "and the Civic Administration BE DIRECTED to not proceed with changes to the existing Ward Boundaries at this time."

Yeas: (7): Mayor E. Holder, J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner, and A. Kayabaga

Nays: (7): M. van Holst, S. Lewis, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Absent: (1): M. Salih

**Motion Failed (7 to 7)**

Motion made by: J. Morgan

Seconded by: S. Lewis

That Item 7 (2.3), BE AMENDED by adding the following:

"That the City Clerk BE DIRECTED to proceed to arrange a Public Participation Meeting, including any necessary information, at a future meeting of the Corporate Services Committee, with respect to the following proposed ward boundary adjustment as outlined in the staff report dated May 31, 2021 with respect to this matter:

a) Option 4 - Ward 7 Masonville Area to Ward 5; Ward 5 Fanshawe Park Road Area to Ward 3; and,"

Yeas: (6): S. Lewis, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (8): Mayor E. Holder, M. van Holst, J. Helmer, M. Cassidy, P. Squire, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): M. Salih

**Motion Failed (6 to 8)**

Motion made by: S. Lewis

Seconded by: E. Pelozza

That Item 7 (2.3) BE AMENDED by adding the following:

"That the City Clerk BE DIRECTED to proceed to arrange a Public Participation Meeting, including any necessary information, at a future meeting of the Corporate Services Committee, with respect to the following proposed ward boundary adjustment as outlined in the staff report dated May 31, 2021 with respect to this matter:

b) Option 7 - Ward 4 Hale Street Area to Ward 2."

Yeas: (5): S. Lewis, J. Morgan, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (9): Mayor E. Holder, M. van Holst, J. Helmer, M. Cassidy, P. Squire, S. Lehman, A. Hopkins, S. Turner, and A. Kayabaga

Absent: (1): M. Salih

**Motion Failed (5 to 9)**

Motion made by: M. Cassidy

The motion to adopt the Committee recommendation is put.

That the report dated May 31, 2021 entitled "Review of Ward Boundaries Update" BE RECEIVED.

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

Nays: (1): S. Lewis

Absent: (1): M. Salih

**Motion Passed (13 to 1)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**13. By-laws**

Motion made by: E. Pelozza

Seconded by: M. van Holst

That Introduction and First Reading of Bill No.'s 270, 272 to 285, inclusive, BE APPROVED.

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

**Motion Passed (14 to 0)**

Motion made by: P. Van Meerbergen

Seconded by: S. Lewis

That Second Reading of Bill No's 270, 272 to 285, inclusive, BE APPROVED.

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

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of Bill No.'s 270, 272 to 285, inclusive, BE APPROVED.

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

**Motion Passed (14 to 0)**

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

That Introduction and First Reading of Bill No. 271, BE APPROVED.

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

**Motion Passed (14 to 0)**

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

That Second Reading of Bill No. 271, BE APPROVED.

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

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of Bill No. 271, BE APPROVED.

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

**Motion Passed (14 to 0)**

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

That Introduction and First Reading of Bill No. 286, BE APPROVED.

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

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

**Motion Passed (12 to 2)**

Motion made by: M. Cassidy

Seconded by: S. Lewis

The Second Reading of Bill No. 286, BE APPROVED.

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

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

**Motion Passed (12 to 2)**

Motion made by: S. Lewis

Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No. 286, BE APPROVED.

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

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

**Motion Passed (12 to 2)**

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

Motion made by: E. Pelozza

Seconded by: S. Lehman

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

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/9/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.  
(6.2/9/CSC)

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.  
(6.3/9/CSC)

4.4 (ADDED) 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 disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.  
(6.1/10/CSC)

**Motion Passed**

The Council convenes, In Closed Session, at 7:00 PM, with Mayor E. Holder in the Chair and all Members participating, except Councillor M. Salih.

At 7:23 PM, Councillor S. Turner leaves the meeting.

At 7:26 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 9th Report of Council in Closed Session

Motion made by: S. Lehman

Seconded by: E. Pelosa

1. Partial Property Acquisition, 50 King Street, Downtown Loop and Municipal Infrastructure Improvements

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 50 King Street, further described as Part of Lot 21, north of King Street, being Part of PIN 08322-0129 (LT), containing an area of approximately 2,441.7 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Downtown Loop Project, the following actions be taken:

a) the offer submitted by 50 King Street London Limited (the "Vendor"), to sell the subject property to the City, for the sum of \$551,300.00 BE ACCEPTED, subject to the following conditions:

i) the City agreeing to pay the Vendor a further sum of \$15,500.00 for disturbance upon completion of the transaction, pursuant to Section 18 of the *Expropriations Act*;

ii) the City agreeing to pay the Vendor a further sum of \$42,100.00 in consideration of a Grant of Temporary Easement and Consent to Enter Agreement, with the right to renew the easement for an additional term of one year upon an additional payment of \$21,050.00;

iii) the City agreeing to pay the Vendor's reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary, as set out in Section 32 of the *Expropriations Act*; and

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

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

Nays: (1): P. Van Meerbergen

Absent: (1): M. Salih

**Motion Passed (13 to 1)**

Motion made by: S. Lehman

Seconded by: E. Pelozo

2. Partial Property Acquisition, 399 Ridout Street North, Downtown Loop and Municipal Infrastructure Improvements

That, on the recommendation of the Deputy City Manager, Finance Supports, on the concurrence of the Deputy City Manager, Environment and Infrastructure, and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 399 Ridout Street North, further described as Part of Lot 21, south of Dundas Street, Part of Lot 21, north of King Street, being Part of PIN 08322-0128 (LT), containing an area of approximately 1,433.7 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Downtown Loop Project, the following actions be taken:

a) the offer submitted by 399 Ridout Street London Limited (the "Vendor"), to sell the subject property to the City, for the sum of \$323,700.00 BE ACCEPTED, subject to the following conditions:

i) the City agreeing to pay the Vendor a further sum of \$15,500.00 for disturbance, upon completion of the transaction, pursuant to Section 18 of the *Expropriations Act*;

ii) the City agreeing to pay the Vendor a further sum of \$55,200.00 in consideration of a Grant of Temporary Easement and Consent to Enter Agreement, with the right to renew the easement for an additional term of one year for the sum of \$27,600.00;

iii) the City agreeing to pay the Vendor's reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary, as set out in Section 32 of the *Expropriations Act*; and

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

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

Nays: (1): P. Van Meerbergen

Absent: (1): M. Salih

**Motion Passed (13 to 1)**

Motion made by: S. Lehman

Seconded by: E. Pelosa

3. Old Victoria Hospital Lands Phase II Disposition RFT- 21- 09

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the subject property known as Old Victoria Hospital Lands Phase II, being approximately 6.25 acres and further described as:

PARCEL 1 - Part of Lot 27 and all of Lots 26, 34 and 35, Registered Plan 172(E), designated as Part 1 on Plan 33R-17941, BEING ALL OF PIN 08315-0080 in the City of London and County of Middlesex; AND

PARCEL 2 - Lots 6, 7 and 8 South of Hill Street East and Lots 6, 7 and 8 North of South Street East on Crown Plan 30, Lots 21, 22, 23, 24, 25, 37, 40 and Part of Lots 36, 38 and 39 on Registered Plan 172(E), designated as Parts 1 and 2 on Plan 33R-17942 Save and Except Parts 1, 2, 3 and 4 on Plan 33R-20703, BEING ALL OF PIN 08329-0197 and PART OF PIN 08329-0198, in the City of London and County of Middlesex, (collectively the "Property"), the following actions be taken:

a) the Amending Agreement submitted by Vision SoHo Alliance consisting of: Indwell Community Homes, ZerIn Development Corporation, Homes Unlimited (London) Inc., Chelsea Green Home Society, Italian Seniors' Project and London Affordable Housing Foundation, BE ACCEPTED.

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, and S. Hillier

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

Motion made by: S. Lehman

Seconded by: E. Pelosa

4. (ADDED) Property Acquisition – 271 Wellington Road – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 271 Wellington Road, further described as Part Lot 70, Plan 452 (4th), being the southerly 37 feet, as in Inst. No. 611376, being all of PIN 08364-0097 (LT), containing an area of approximately 4,441 square feet, as shown on the location map attached as Appendix "B", for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

a) the offer submitted by Derek Michael Berg (the "Vendor"), to sell the subject property to the City, for the sum of \$500,000.00, subject to the terms and conditions, BE ACCEPTED, as set out in the agreement attached as Appendix "C"; and,

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



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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): M. Salih

**Motion Passed (12 to 1)**

9.2 (ADDED) 10th Report of the Corporate Services Committee

Motion made by: M. Cassidy

That the 10th Report of the Corporate Services Committee BE APPROVED.

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

Absent: (1): M. Salih

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

Motion made by: E. Pelozza

Seconded by: A. Hopkins

That Introduction and First Reading of Added Bill No. 287, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (13 to 1)**

Motion made by: E. Pelozza

Seconded by: A. Hopkins

That Second Reading of Added Bill No. 287, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (13 to 1)**

Motion made by: M. Cassidy

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No. 287, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (13 to 1)**

Motion made by: M. Cassidy

Seconded by: E. Pelozza

That Introduction and First Reading of Added Bill No. 288, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (13 to 1)**

Motion made by: A. Hopkins

Seconded by: E. Pelozza

That Second Reading of Added Bill No. 288, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (13 to 1)**

Motion made by: M. Cassidy

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No. 288, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (13 to 1)**

Motion made by: A. Hopkins

Seconded by: S. Lehman

That Introduction and First Reading of Added Bill No. 290, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (12 to 1)**

Motion made by: M. Cassidy

Seconded by: A. Hopkins

That Second Reading of Added Bill No. 290, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (12 to 1)**

Motion made by: M. Cassidy

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No. 290, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (12 to 1)**

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Introduction and First Reading of Added Bill No. 289, 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, and S. Hillier

**Motion Passed (14 to 0)**

Motion made by: P. Van Meerbergen

Seconded by: M. Cassidy

That Second Reading of Added Bill No. 289, 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, and S. Hillier

**Motion Passed (14 to 0)**

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

That Third Reading and Enactment of Added Bill No. 289, 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, and S. Hillier

**Motion Passed (14 to 0)**

Motion made by: M. van Holst  
Seconded by: P. Van Meerbergen

That Introduction and First Reading of Bill No. 269, 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, and S. Hillier

**Motion Passed (14 to 0)**

Motion made by: M. Cassidy  
Seconded by: M. van Holst

That Second Reading of Bill No. 269, 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, and S. Hillier

**Motion Passed (14 to 0)**

Motion made by: M. van Holst  
Seconded by: S. Hillier

That Third Reading and Enactment of Bill No. 269, 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, and S. Hillier

**Motion Passed (14 to 0)**

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

Bill	By-law
Bill No. 269	By-law No. A.-8127-185 – A by-law to confirm the proceedings of the Council Meeting held on the 15th day of June, 2021. (City Clerk)
Bill No. 270	By-law No. A.-8128-186 – A by-law to approve and authorize the execution of the Letter of Intent, and any future amended versions, between the Canada Mortgage and Housing Corporation, London and Middlesex Community Housing and The Corporation of the City of London, to initiate a loan agreement through the National Housing Co-Investment Fund to support repairs to London and Middlesex Community Housing’s portfolio of housing. (2.4/9/CPSC)
Bill No. 271	By-law No. C.P.-1512(aj)-187 – A by-law to amend The London Plan for the City of London, 2016 relating to 435-451 Ridout Street North. (3.10c/9/PEC)
Bill No. 272	By-law No. E.-188-188 – A by-law to establish the dates for advance voting and the hours during which voting places shall be open on those dates for the 2022 Municipal Election. (2.2a/9/CSC)
Bill No. 273	By-law No. E.-189-189 – A by-law to authorize the use of poll optical scanning vote tabulators, voting by mail, advance voting and proxy voting for the 2022 Municipal Election; and to repeal By-law No. E.-182-116 entitled “A by-law to authorize the use of touchscreen voting machines, poll optical scanning vote tabulators, voting by mail, advance voting and proxy voting for the 2018 Municipal Election.” (2.2c/9/CSC)
Bill No. 274	By-law No. PS-113-21070 – 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.” (2.2/8/CWC)
Bill No. 275	By-law No. S.-6128-190 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Commissioners Road West, west of Halls Mill Road) (Chief Surveyor – for road widening purposes on Commissioners Rd W, registered as ER1360347, pursuant SPA19-116 and in accordance with Z.-1)

Bill No. 276	By-law No. S.-6129-191 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Clarke Road, north of Charterhouse Crescent) (Chief Surveyor – for road widening purposes on Clarke Road, registered as ER1354384, pursuant to B.035/19 and in accordance with Z.-1)
Bill No. 277	By-law No. W.-5577(a)-192 – A by-law to amend by-law No. W.-5577-64 entitled, “A by-law to authorize the Western Road and Philip Aziz Avenue Improvements. (Project No. TS1136).” (2.3/7/CWC)
Bill No. 278	By-law No. W.-5642(a)-193 – A by-law to amend by-law No. W.-5642-466 entitled, “A by-law to authorize debenture financing for project ES5263 – Southwest Capacity Improvement.” (2.2/7/CWC)
Bill No. 279	By-law No. W.-5676-194 – A by-law to authorize Capital Project TS1627 – Philip Aziz – Western Rd to Thames River. (2.7/7/CWC)
Bill No. 280	By-law No. Z.-1-212936 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 234 Edgevalley Road. (2.1/9/PEC)
Bill No. 281	By-law No. Z.-1-212937 – A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1600 Twilite Boulevard. (2.4/9/PEC)
Bill No. 282	By-law No. Z.-1-213938 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 349 Southdale Road East. (3.1/9/PEC)
Bill No. 283	By-law No. Z.-1-212939 – A bylaw to amend By-law No. Z.-1 to rezone lands located at 1752-1754 Hamilton Road. (3.2/9/PEC)
Bill No. 284	By-law No. Z.-1-212940 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1697 Highbury Avenue North. (3.8/9/PEC)
Bill No. 285	By-law No. Z.-1-212941 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1634 – 1656 Hyde Park Road, 1480 North Routledge Park and Part of 1069 Gainsborough Road. (3.9/9/PEC)
Bill No. 286	By-law No. Z.-1-212942 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 435-451 Ridout Street North (3.10d/9/PEC)

Bill No. 287	(ADDED) By-law No. A.-8129-195 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 50 King Street London Limited for the partial acquisition of the property located at 50 King Street, in the City of London, for the Downtown Loop Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/9/CSC)
Bill No. 288	(ADDED) By-law No. A.-8130-196 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 399 Ridout Street London Limited, for the partial acquisition of the property located at 399 Ridout Street North, in the City of London, for the Downtown Loop Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/9/CSC)
Bill No. 289	(ADDED) By-law No. A.-8131-197 – A by-law to authorize and approve an Amending Agreement between The Corporation of the City of London and Vision SoHo Alliance consisting of: Indwell Community Homes, Zerim Development Corporation, Homes Unlimited (London) Inc., Chelsea Green Home Society, Italian Seniors' Project and London Affordable Housing Foundation, for the disposition of property located at Old Victoria Hospital Lands Phase II, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.3/9/CSC)
Bill No. 290	(ADDED) By-law No. A.-8132-198 – A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Derek Michael Berg, for the acquisition of the property located at 271 Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/10/CSC)

**14. Adjournment**

Motion made by: P. Squire

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourns at 7:57 PM.

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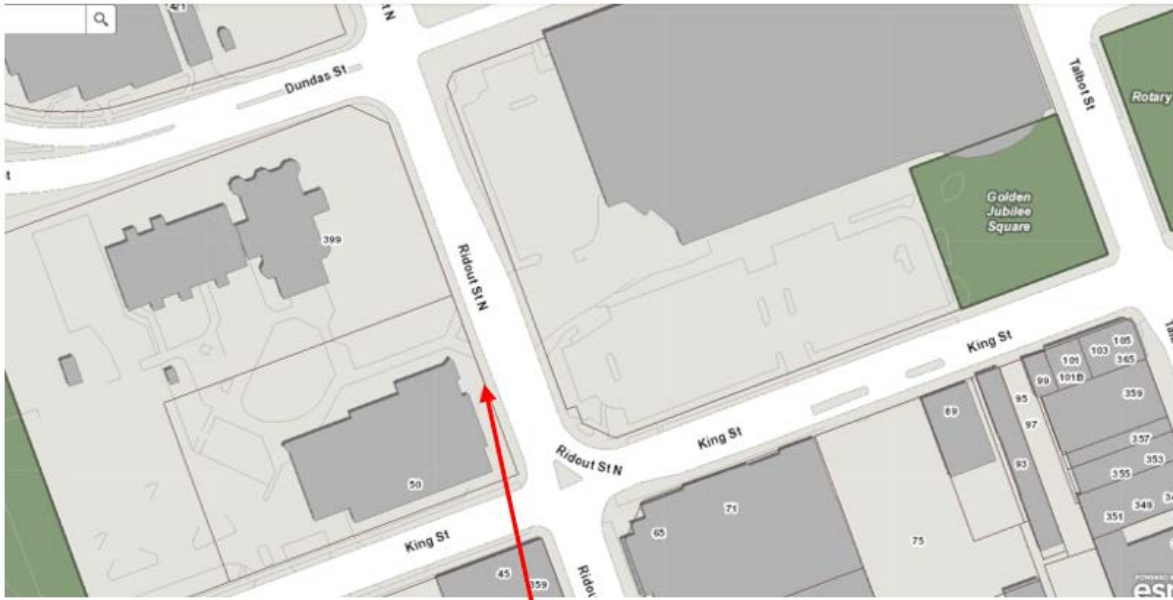
Ed Holder, Mayor

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Catharine Saunders, City Clerk



## Appendix B – Location Map



50 King Street

# Appendix A – Source of Financing Report

## Appendix "A" Confidential

#21079

May 31, 2021  
(Property Acquisition)

Chair and Members  
Corporate Services Committee

RE: Partial Property Acquisition, 50 King Street  
Downtown Loop and Municipal Infrastructure Improvements  
(Subledger LD200082)  
Capital Project RT1430-7B - Downtown Loop - Land Rapid Transit  
50 King Street London Limited

### Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase cannot be accommodated within the financing available for it in the Capital Budget, but can be accommodated with additional drawdowns from the Land Acquisition Reserve Fund and City Services - Roads Reserve Fund, and that, subject to the approval of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Additional Requirement	Revised Budget	Committed To This Date	This Submission
Land Acquisition	427,690	723,790	1,151,480	427,690	723,790
<b>Total Expenditures</b>	<b>\$427,690</b>	<b>\$723,790</b>	<b>\$1,151,480</b>	<b>\$427,690</b>	<b>\$723,790</b>

### Sources of Financing

Capital Levy	24,300	0	24,300	24,300	0
Drawdown from Land Acquisition Reserve Fund (Note 1)	10,343	58,627	68,970	10,343	58,627
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 2 and 3)	393,047	665,163	1,058,210	393,047	665,163
<b>Total Financing</b>	<b>\$427,690</b>	<b>\$723,790</b>	<b>\$1,151,480</b>	<b>\$427,690</b>	<b>\$723,790</b>

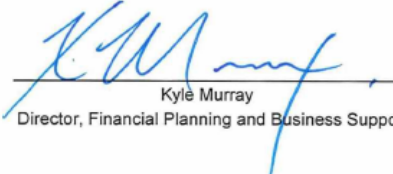
### Financial Note:

Purchase Cost	\$551,300
Add: Legal Fees etc.	152,600
Add: Land Transfer Tax	7,501
Add: HST @13%	91,507
Less: HST Rebate	-79,118
<b>Total Purchase Cost</b>	<b>\$723,790</b>

**Note 1:** The additional requirement is available as a drawdown from the Land Acquisition Reserve Fund. The uncommitted balance of the reserve fund will be \$12.7M with the inclusion of this project.

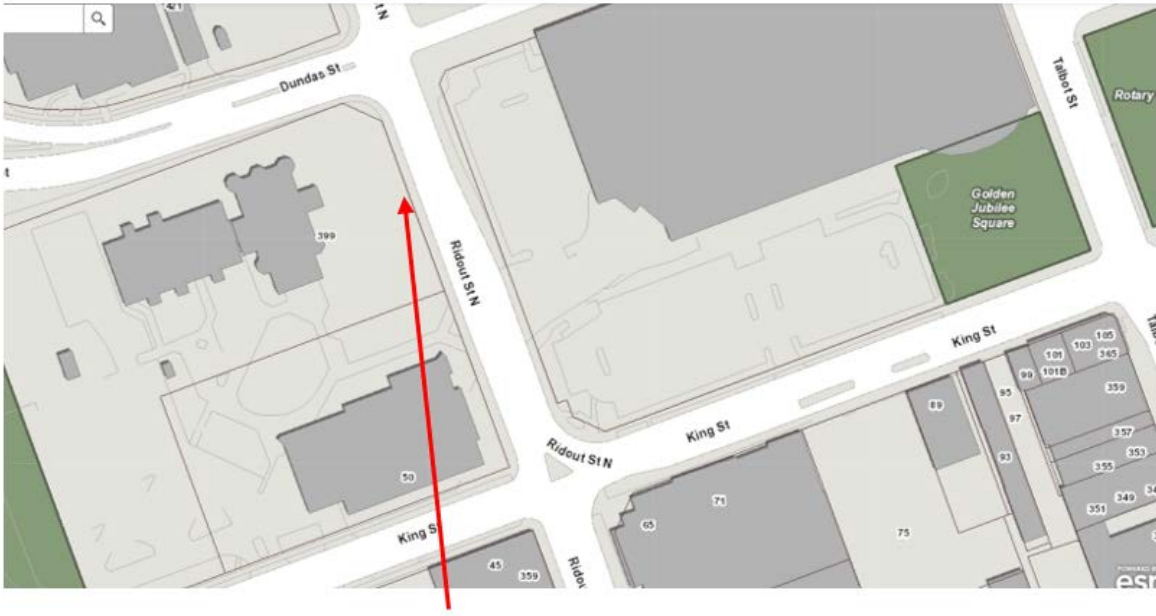
**Note 2:** The additional requirement is available as a drawdown from the City Services - Roads Reserve Fund. The uncommitted balance of the reserve fund will be \$2.0M with the inclusion of this project.

**Note 4:** Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

  
\_\_\_\_\_  
Kyle Murray  
Director, Financial Planning and Business Support

lp

## Appendix B – Location Map



399 Ridout Street North

# Appendix A – Source of Financing Report

Appendix "A"  
Confidential

#21078  
May 31, 2021  
(Property Acquisition)

Chair and Members  
Corporate Services Committee

RE: Partial Property Acquisition, 399 Ridout Street North  
Downtown Loop and Municipal Infrastructure Improvements  
(Subledger LD200081)  
Capital Project RT1430-7B - Downtown Loop - Land Rapid Transit  
399 Ridout Street London Limited

**Finance Supports Report on the Sources of Financing:**

Finance Supports confirms that the cost of this purchase cannot be accommodated within the financing available for it in the Capital Budget, but can be accommodated with additional drawdowns from the Land Acquisition Reserve Fund and City Services - Roads Reserve Fund, and that, subject to the approval of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure and the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Additional Requirement	Revised Budget	Committed To This Date	This Submission
Land Acquisition	300,000	127,690	427,690	17,930	409,760
<b>Total Expenditures</b>	<b>\$300,000</b>	<b>\$127,690</b>	<b>\$427,690</b>	<b>\$17,930</b>	<b>\$409,760</b>
<b>Sources of Financing</b>					
Capital Levy	24,300	0	24,300	1,452	22,848
Drawdown from Land Acquisition Reserve Fund (Note 1)	0	10,343	10,343	0	10,343
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 2 and 3)	275,700	117,347	393,047	16,478	376,569
<b>Total Financing</b>	<b>\$300,000</b>	<b>\$127,690</b>	<b>\$427,690</b>	<b>\$17,930</b>	<b>\$409,760</b>

**Financial Note:**

Purchase Cost	\$323,700
Add: Legal Fees etc.	75,700
Add: Land Transfer Tax	3,331
Add: HST @13%	51,922
Less: HST Rebate	-44,893
<b>Total Purchase Cost</b>	<b>\$409,760</b>

**Note 1:** The additional requirement is available as a drawdown from the Land Acquisition Reserve Fund. The uncommitted balance of the reserve fund will be \$12.8M with the inclusion of this project.

**Note 2:** The additional requirement is available as a drawdown from the City Services - Roads Reserve Fund. The uncommitted balance of the reserve fund will be \$2.7M with the inclusion of this project.

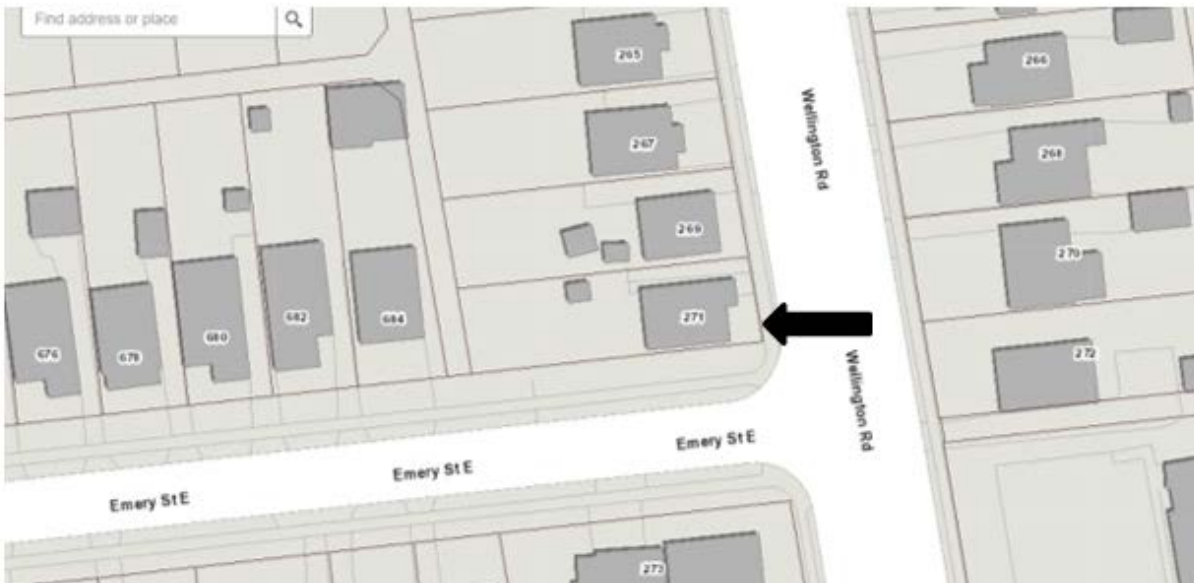
**Note 3:** Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

  
Kyle Murray  
Director, Financial Planning and Business Support

lp

**Appendix B – Location Map**

271 Wellington Road





## Appendix C – Agreement of Purchase and Sale

### AGREEMENT OF PURCHASE AND SALE

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

**VENDOR:** DEREK MICHAEL BERG

**REAL PROPERTY:**

Address: 271 Wellington Road South, London, ON N6C 4N7

Location: West side of Wellington Road, North of Emery Street

Measurements: 412.57 m<sup>2</sup>/ 4,441 ft<sup>2</sup> (37' x 120')

Legal Description: Part of Lot 70, Plan 452(4<sup>th</sup>),  
being the Southerly 37 Feet  
City of London, County of Middlesex,  
being all of PIN 08364-0097 (LT), (the "Property")

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be FIVE HUNDRED THOUSAND DOLLARS CDN (\$500,000.00) payable as follows:
  - a) a deposit of Two Dollars (\$2.00) cash or cheque on the date hereof as a deposit; and
  - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

Schedule "A" Additional Terms and Conditions
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by the Council of the Corporation of the City of London at a meeting to be held no later than **July 9, 2021**, after which date, if not accepted by Council, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on **July 16, 2021**, (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on **July 30, 2021**. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** The Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all restrictions and encumbrances, except as otherwise specifically provided in this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.

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

I, the undersigned Vendor agree to the above offer.

SIGNED, SEALED AND DELIVERED IN WITNESS whereof we hereunto set our hand and seal.



Witness:



Derek Michael Berg

May 26/21

Date

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

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. \_\_\_\_\_ of the Council of The Corporation of the City of London passed the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

THE CORPORATION OF THE CITY OF LONDON

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

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

VENDOR'S LAWYER: \_\_\_\_\_ Siskinds LLP, 226-213-7366

PURCHASER'S LAWYER: Sachit Tatavarti, Solicitor, 519-661-2489 (CITY) Ext. 4709 Fax: 519-661-0082



**SCHEDULE "A"**

1. **LEGAL COSTS:** As set out in Section 32 of the *Expropriations Act* the City agrees to pay the Owner reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary.
2. **INSURANCE:** All buildings on the Property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion.
3. **STATEMENT OF ADJUSTMENTS:** The Vendor shall provide the Purchaser with the Statement of Adjustments and fully executed copies of any further final and irrevocable directions and re-directions regarding payment of the balance of the Purchase Price (as defined in Section 2 of this Agreement) as the Vendor may require (collectively, the "Direction re: Funds"), by no later than 4:00 p.m. on the 6th business day that precedes the Closing Date (as defined in Section 7 of this Agreement or otherwise agreed upon by the parties), failing which, at the sole option of the Purchaser, the Closing Date may be extended to a date up to ten (10) business days after the Purchaser's receipt of the Direction re: Funds.
4. **RIGHT OF INSPECTION:** The Purchaser or an agent of the Purchaser shall be entitled to enter and inspect the property including all dwellings and buildings prior to the closing of this Agreement.
5. **REPLACEMENT PROPERTY:** The Purchaser agrees to pay reasonable legal and other non-recoverable expenditures incurred in acquiring a similar replacement property, providing a claim is made within one year of the date of possession. The Vendor shall be responsible to apply to the Ministry of Finance for any eligible reduction to the payment of the Land Transfer Tax for the purchase of the replacement property, in accordance with Section 1(2) of the *Land Transfer Tax Act, RSO 1990, cL6*, and such amounts shall not be recoverable under this clause. This condition shall survive and not merge upon the completion of this Agreement.
6. **SECTION 18 OF THE EXPROPRIATIONS ACT:** Pursuant to section 18 of the *Expropriations Act* the Purchaser shall pay to the Vendor an allowance of five per cent of the compensation payable in respect of the market value of the lands herein, being \$25,000.00, upon completion of this transaction.
7. **SECTION 20 OF THE EXPROPRIATIONS ACT:** With respect to any prepayment of mortgage, the Purchaser agrees to pay compensation for any bonus legally payable and for any loss incurred by reason of a difference in interest rates upon completion as set out in section 20 of the *Expropriations Act*.
8. **BRIDGE FINANCING:** The Purchaser agrees to pay reasonable costs incurred from June 21, 2021 to July 30, 2021-closing date of this transaction) for bridge financing. Reasonable costs shall include only interest on principal, financial institution administrative costs, and the vendor solicitor's fees and costs.
9. **ADJUSTMENTS:** The parties agree that the Realty Taxes, including local improvement rates, and utilities shall be adjusted effective June 21, 2021.
10. **VACANT POSSESSION:** The Vendor agrees to leave the Property in a clean, broom-swept condition, free and clear of all refuse, hazardous and other waste material, garbage or other loose or objectionable materials upon closing. Should the Vendor be unable to fulfill the terms of this condition prior to completion, the Purchaser may hold back an amount up to One Thousand Dollars (\$1,000.00) from the Purchase Price due on closing, as determined by the Purchaser in their sole discretion, to be contributed towards the Purchaser's reasonable costs to clean the Property and remove any left-over materials.

# Appendix A – Source of Financing Report

Appendix "A"  
Confidential

#21096  
June 21, 2021  
(Property Acquisition)

Chair and Members  
Corporate Services Committee

RE: Property Acquisition, 271 Wellington Road  
Wellington Gateway Project  
(Subledger LD210008)  
Capital Project RT1430-1B - Wellington Gateway - Land Rapid Transit  
Derek Michael Berg

**Finance Supports Report on the Sources of Financing:**

Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget, and that, subject to the approval of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
Land Acquisition	11,059,900	5,316,451	521,889	5,221,560
<b>Total Expenditures</b>	<b>\$11,059,900</b>	<b>\$5,316,451</b>	<b>\$521,889</b>	<b>\$5,221,560</b>
<b>Sources of Financing</b>				
Capital Levy	1,157,204	556,263	54,606	546,335
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	9,902,696	4,760,188	467,283	4,675,225
<b>Total Financing</b>	<b>\$11,059,900</b>	<b>\$5,316,451</b>	<b>\$521,889</b>	<b>\$5,221,560</b>

**Financial Note:**

Purchase Cost	\$500,000
Add: Legal Fees etc.	6,500
Add: Land Transfer Tax	6,475
Add: HST @13%	65,845
Less: HST Rebate	<u>-56,931</u>
<b>Total Purchase Cost</b>	<b>\$521,889</b>

**Note 1:** Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

  
Jason Davies  
Manager of Financial Planning & Policy

lp

# Corporate Services Committee

## Report

11th Meeting of the Corporate Services Committee  
June 21, 2021

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

**ALSO PRESENT:** M. Ribera, C. Saunders

Remote Attendance: Councillor S. Hillier; L. Livingstone, A. Anderson, A. Barbon, S. Corman, J. Dann, M. Goldrup, K. Scherr, 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. Pelozza and A. Kayabaga.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

#### 2.1 Issuance of Proclamations – Pilot Program Review

Moved by: A. Kayabaga

Seconded by: M. Cassidy

That the following actions be taken with respect to the report dated June 21, 2021 entitled “Issuance of Proclamations Policy – Pilot Program Review”:

- a) the above-noted pilot BE CONSIDERED completed;
- b) the City Clerk BE DIRECTED to bring forward proposed amendments to the Issuance of Proclamation Policy to a future meeting of the Corporate Services Committee for consideration, that would include:
  - i) application process refinements to require a specific local contact in the City of London;
  - ii) an expanded promotion plan for proclamations, through Corporate social media,
  - iii) revisions that would permit multiple, distinct proclamation requests from the same organization;
- c) the above-noted report BE RECEIVED.

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

**Motion Passed (6 to 0)**

#### 2.2 Respectful Workplace Policy and Workplace Violence Prevention Procedure Annual Report - March 1, 2020 to December 31, 2020

Moved by: M. van Holst

Seconded by: J. Morgan

That, on the recommendation of the Director, People Services, and the concurrence of the City Manager, the Annual Report regarding the Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination) and

Workplace Violence Prevention Procedure BE RECEIVED for information purposes.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 2.3 Expropriation of Lands – Dingman Drive Improvements Project

Moved by: E. Pelozo

Seconded by: J. Morgan

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Transportation and Mobility, on the advice of the Director, Realty Services, approval BE GIVEN to the expropriation of land as may be required for the Dingman Drive improvements project, and that the following actions be taken in connection therewith:

a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority for the approval to expropriate the land required for the Dingman Drive improvements project;

b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*;

c) The Corporation of the City of London forward to the Chief Inquiry Officer any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and,

d) the proposed by-law as appended to the staff report dated June 21, 2021 as Schedule “B” BE INTRODUCED at the Council meeting on July 6, 2021 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 3. Scheduled Items

None.

### 4. Items for Direction

#### 4.1 Application – Issuance of Proclamation – World Patient Safety Day

Moved by: A. Kayabaga

Seconded by: J. Morgan

That based on the application dated June 10, 2021 from Patient for Patient Safety Canada, September 17, 2021 BE PROCLAIMED as World Patient Safety Day.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

4.2 Standing Committee Membership – Federation of Canadian Municipalities

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

That the following actions be taken with respect to the Federation of Canadian Municipalities (FCM) Standing Committee(s):

- a) Councillor M. Cassidy BE ENDORSED to serve on FCM Standing Committees, for the 2021/2022 term; and,
- b) subject to Councillor M. Cassidy's successful application to serve on the FCM Standing Committee(s), all associated cost to attend the Board of Directors meetings, the Sustainable Community Conference and Trade Show and the Annual Conference and AGM for the 2021/2022 term BE APPROVED for reimbursement by The Corporation of the City of London outside of her annual expense allocation.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

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

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

That the Corporate Services Committee convene, In Closed Session, to consider the following:

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

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

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

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

**6.3 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 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.

#### 6.5 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.

#### 6.6 Solicitor-Client Privileged Advice/Litigation/ Potential Litigation

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 Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose.

#### 6.8 Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose.

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 12:59 PM to 1:33 PM.

## 7. **Adjournment**

Moved by: M. van Holst

Seconded by: E. Peloza

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 1:33 PM.

# Corporate Services Committee Report

12th Special Meeting of the Corporate Services Committee  
June 28, 2021

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

ALSO PRESENT: B. Westlake-Power

Remote Attendance: Councillor S. Hillier; L. Livingstone, C. Saunders

The meeting is called to order at 12:01 PM, it being noted that the following Members were in remote attendance: Mayor E. Holder and 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**

None.

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

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

Moved by: E. Pelozo

Seconded by: J. Morgan

That the Corporate Services Committee convene, In Closed Session, to consider a matter pertaining to personal matters about an identifiable individual with respect to employment-related matters and advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose.

**Motion Passed**

The Corporate Services Committee convenes, In Closed Session, from 12:05 PM to 12:43 PM.

**7. Adjournment**

Moved by: E. Pelozo

Seconded by: M. van Holst

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 12:44 PM.

# Civic Works Committee

## Report

The 9th Meeting of the Civic Works Committee  
June 22, 2021

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

ABSENT: Mayor E. Holder

ALSO PRESENT: A. Pascual and M. Ribera

Remote Attendance: Councillor S. Hillier; G. Belch, G. Dales, J. Dann, P. Kavcic, S. Maguire, S. Mathers, J. Parsons, A. Rammeloo, J. Raycroft, A. Rozentals, K. Scherr, J. Stanford, and B. Westlake-Power.

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

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

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

That Items 2.1 to 2.13, inclusive, BE APPROVED.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.1 5th Report of the Transportation Advisory Committee

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

That the 5th Report of the Transportation Advisory Committee, from its meeting held on May 25, 2021, BE RECEIVED.

**Motion Passed**

#### 2.2 Appointment of Consulting Engineer for the Mud Creek Phase 2 Detailed Design

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

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the appointment of consulting services for the Mud Creek Phase 2 project:



- a) AECOM Canada Ltd. BE APPOINTED consulting engineers to complete the detailed design for the Mud Creek Phase 2 project, in accordance with the estimate on file, at an upset amount of \$564,198.00 (including contingency), excluding HST, in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as 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;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-T06)

**Motion Passed**

2.3 Pottersburg Sanitary Trunk Sewer Re-Alignment Municipal Class Environmental Assessment - Notice of Completion

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the Pottersburg Sanitary Trunk Sewer Re-Alignment Environmental Assessment:

- a) the Pottersburg Sanitary Trunk Sewer Re-Alignment Environmental Assessment Executive Summary, as appended to the above-noted staff report, BE ACCEPTED;
- b) a Notice of Completion BE FILED with the Municipal Clerk; and,
- c) the Municipal Class Environmental Assessment Schedule B Project File for the Pottersburg Sanitary Trunk Sewer Re-Alignment BE PLACED on public record for a 30-day review period. (2021-E05)

**Motion Passed**

2.4 Contract Award: Tender RFT21-68 - Mud Creek Flood Reduction and Channel Rehabilitation Phase 1b

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the award of contract for the Mud Creek Flood Reduction and Channel Rehabilitation Phase 1b Project:

- a) the bid submitted by J-AAR Excavating Limited at its tendered price of \$3,556,553.50, excluding HST, for the Mud Creek Flood Reduction and Channel Rehabilitation Phase 1b Project, BE ACCEPTED; it being noted that the bid submitted by J-AAR Excavating Limited was the lowest of five bids received and meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;

- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender RFT21-68); 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-T06)

**Motion Passed**

2.5 Appointment of Consulting Engineer for the Dingman Creek Subwatershed Stage 2 Lands: Schedule C Municipal Class Environmental Assessment

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the appointment of consulting services for the Dingman Creek Subwatershed Stage 2 Lands Municipal Class Environmental Assessment project:

- a) Kontzamanis Graumann Smith MacMillan Inc. BE APPOINTED consulting engineers to complete the detailed design for the Dingman Creek Stage 2 EA project, in accordance with the estimate on file, at an upset amount of \$698,529.20 (including contingency), excluding HST, in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as 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;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E21)

**Motion Passed**

2.6 Appointment of Consulting Engineers for the Infrastructure Renewal Program

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the appointment of consulting engineers for the Infrastructure Renewal Program:

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with

the estimate on file, and in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy:

- i) Stantec Consulting Ltd. BE APPOINTED consulting engineers to complete the pre-design, detailed design and construction administration of Assignment B, Victoria Street Reconstruction from west limit to Lombardo Avenue and Victoria Street Pumping Station Replacement, in the total amount of \$504,180.60 (including contingency), excluding HST;
- ii) Archibald, Gray and McKay Engineering Ltd. (AGM) BE APPOINTED consulting engineers to complete the pre-design and detailed design of Assignment G, Quebec Street Reconstruction Phase 1 from Oxford Street East to the CP railway tracks in the total amount of \$418,000.00 (including contingency), excluding HST;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as 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;
- d) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-T04)

**Motion Passed**

## 2.7 Appointment of Consulting Engineering - Hyde Park Pumping Station Upgrades

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the appointment of consulting services for the detailed design and contract administration of the Hyde Park Pumping Station Upgrades project:

- a) the proposal submitted by AECOM Canada Ltd., 410-250 York Street, Citi Plaza, London, Ontario N6A 6K2, in the amount of \$130,456.00, including contingency in the amount of \$20,000.00, excluding HST, BE AWARDED in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as 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-E03)

**Motion Passed**

2.8 Arva-Huron Water Transmission Main Municipal Class Environmental Assessment Master Plan - Notice of Completion

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the Arva-Huron Water Transmission Main Municipal Class Environmental Assessment Master Plan:

- a) the Arva-Huron Water Transmission Main Municipal Class Environmental Assessment Master Plan Executive Summary, as appended to the above-noted staff report, BE ACCEPTED;
- b) a Notice of Completion BE FILED with the Municipal Clerk; and,
- c) the Project File for the Arva Pumping Station to Huron Street Water Transmission Main Municipal Class Environmental Assessment Master Plan BE PLACED on public record for a 45-day review period. (2021-E05/E08)

**Motion Passed**

2.9 Waterloo and Piccadilly Area Traffic Study Recommendations

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the Waterloo and Piccadilly Area Traffic Study:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to implement the improvements within the Piccadilly Area Neighbourhood as set out in Section 2.4 of the above-noted staff report;
- c) the Civic Administration BE DIRECTED to consider the recommendations of the study as part of any future planning applications for non-residential uses in the study area; and,
- d) the Civic Administration BE DIRECTED to continue to monitor the study area as identified the above-noted staff report; it being noted that the communication, as appended to the added agenda, from C. Butler with respect to this matter, was received. (2021-T08)

**Motion Passed**

2.10 2021 Large Diameter Watermain Inspection Phase 2

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the Large Diameter Watermain Inspection Phase 2:

- a) the contract value for Pure Technologies Ltd., 3rd Floor, 705-11 Avenue SW, Calgary, Alberta, T2R 0E3, in the amount of \$582,867.00, excluding HST, BE APPROVED, in accordance with Section 14.4 (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 as 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**

2.11 2021 At-Grade Rail Crossing Improvements RFT 21-54 - Irregular Result

Moved by: P. Van Meerbergen

Seconded by: J. Helmer

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to the tender RFT21-54, 2021 At-Grade Rail Crossing Improvements:

- a) the irregular bid submitted by Dufferin Construction Company, a division of CRH Canada Group Inc., at its tendered price of \$489,889.20, excluding HST, BE ACCEPTED in accordance with Section 8.10 (b) and Section 13.2 (b) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this work BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary, to give effect to these recommendations; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, as required, to give effect to these recommendations. (2021-T10)

**Motion Passed**

2.12 Single Source Additional Ravo Street Sweeper

Moved by: P. Van Meerbergen

Seconded by: J. Helmer

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report dated June 22, 2021, related to the single source additional Ravo street sweeper purchase:

- a) the Single Source negotiated price BE ACCEPTED to purchase one (1) 2018 Ravo 5 iSeries Vacuum Street Sweeper for a total estimated price of \$239,333.00, excluding HST, from Cubex Ltd., 189 Garden Avenue, Brantford, Ontario N3S 0A7;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these purchases;
- c) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the above-noted matter, in accordance with Section 14.4 (d) and Section 14.5 (a) (ii) of the City of London's Procurement of Goods and Services Policy; and,

d) the funding for this purchase BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report. (2021-V00)

**Motion Passed**

2.13 RFP 21-33 Supply and Delivery of CNG Front Loading Waste Disposal Trucks

Moved by: P. Van Meerbergen

Seconded by: J. Helmer

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report dated June 22, 2021, related to the supply and delivery of CNG Front Loading Waste Disposal Trucks:

- a) the submission from Vision Truck Group, for the supply and delivery of two (2) Compressed Natural Gas (CNG) Front Loading Waste Disposal Trucks at a total purchase price of \$811,970.00, excluding HST, BE ACCEPTED, in accordance with Section 12.2 (b) of the City of London's Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these purchases;
- c) the approval given herein BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the above-noted matter; and,
- d) the funding for this purchase BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report. (2021-V00)

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

Moved by: S. Turner

Seconded by: M. Cassidy

That Items 5.1 and 5.2 BE APPROVED.

**Motion Passed**

5.1 Deferred Matters List

That the Civic Works Committee Deferred Matters List as at June 14, 2021, BE RECEIVED.

**Motion Passed**

5.2 (ADDED) 5th Report of the Cycling Advisory Committee

That the following actions be taken with respect to the 5th Report of the Cycling Advisory Committee, from its meeting held on June 16, 2021:

- a) the attached Sub-Committee Report related to the Draft Masonville Secondary Plan, BE FORWARDED to Civic Administration for consideration; and,
- b) clauses 1.1 to 3.8 and 5.1 to 6.1, BE RECEIVED.

**Motion Passed**

**6. Adjournment**

The meeting adjourned at 12:17 PM.

## **Concerns with the Draft Masonville Secondary Plan**

### **Vision and Principles**

We greatly appreciate the Vision and Principles underpinning the draft Masonville Secondary Plan. The idea of an “exceptionally designed” neighborhood balancing recreation and living spaces with shopping and working spaces is quite appealing and we greatly value convenient access to quality public transit. We are disappointed that the vision is not for “safe and convenient” access to public transit.

The most relevant principles for us are Principle 1: Build a connected community that encourages transit use and active transportation and Principle 3: Develop a pedestrian-oriented environment that is safe, comfortable, and animated at street level. We applaud the focus on—and prioritization of—active transportation and a pedestrian-oriented environment at street level. We are concerned about the lack of explicit mention that these principles extend to all users—regardless of age or ability—and that design features promote accessibility for all.

What we are most concerned about here is that we fail to see how these principles are actually providing guidance for the development of this draft Secondary Plan and the General Policies being offered through it. It is well-established—and this group has emphasized it many times—that a key element in prioritizing active transportation is designing road infrastructure around the concerns of the so-called Portland 60, the approximately 60% of road users who are “interested but concerned” about cycling within the urban environment. Their concerns are generally automotive density, speed, and proximity and they generally rate their comfort level and willingness to cycle according to the “weakest link” in their route. For example, a single, complicated and busy intersection where they are forced share the traffic flow with automobiles or are menaced by turning automobiles or being required to ride a single block along a busy, fast multilane street (or turn left off of) is often enough to dissuade them from riding at all regardless of how comfortable they are with the rest of the route.

The “gold standard” design that allows everyone regardless of age or ability to be comfortable cycling is a cycling track that is physically separated from non-cycling road users connecting them with their final destinations. Ideally, each of the major neighborhood destinations (transit hub, Farmers Market locations, primary retail spaces, and significant employers) would have such cycle tracks radiating outward from them. We, however, see no evidence of recommendations or plans for including such road infrastructure in any sections of this in the Masonville Secondary Plan. Indeed, it does not seem that there are any plans to provide streets prioritized in Schedule 5 of the Secondary Plan with painted bike lanes or signage. Given the benefits that cycling infrastructure has been shown to bring to retail districts, we want to emphasize the need to have physically protected, separated cycling infrastructure along with greatly decreased speed limits where such infrastructure cannot be built.



The prioritized streets in Schedule 5 also involved several complicated intersections crossing multiple-lane, high-speed streets with poor sightlines for automobile drivers and cyclists alike. There is no evidence of improvements such as cycling friendly signals or painted lanes through the intersections on Fanshawe or Richmond.

The absence of any real improvements to street infrastructure for cycling users is inconsistent with a prioritization of active transportation, an “exceptionally designed” environment, and valuing safe and accessible access for riders of all ages and abilities.

We also have some concerns with the planned use for private streets. In particular, we are unsure how private owners will be required to “implement the concepts of ‘complete streets’.” More information for how this would be handled and what timelines and resulting road infrastructure would be helpful. We would expect the results to be comparable to the road infrastructure and usability of the public roads. We are also concerned about how the enforcement of traffic laws (such as no parking/no stopping laws, especially where cyclists’ movements are impacted) will be conducted on private streets and the implications for incidents of road violence. We’ve seen at Dundas Place the issues that arise when new road or traffic regulations are placed without any plan for enforcement or educating drivers. We would like to hear more about this and the implications for cyclists being directed to use those streets as thoroughfares.

We are also hoping for clarification on the point that “sidewalks should be separated from the travelled portion of private streets by a buffer area comprised of landscaping, on-street parking areas and/or cycle lanes.” We hope that cycle lanes—and the cyclists who use them are not being looked at as a buffer between cars and pedestrians.

Though “on-street parking may be provided along public and private streets . . . where it does not conflict with pedestrian priority or constrain transit operation,” we are concerned that there is no mention of also prioritizing cyclist safety over on-street parking, especially considering the safety concerns that arise when cars need to cross over bike lanes to park and when car doors are being opened into bike lanes.

# Planning and Environment Committee

## Report

The 10th Meeting of the Planning and Environment Committee  
June 21, 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

Remote Attendance: Councillor M. van Holst; I. Abushehada, J. Adema, A. Anderson, G. Barrett, S. Chambers, L. Davies Snyder, B. Debbert, I. de Ceuster, P. di Losa, M. Feldberg, J. Hall, P. Kokkoros, G. Kotsifas, J. Lee, H. McNeely, L. McNiven, B. Page, C. Parker, M. Pease, M. Schulthess, B. Somers, J. Stanford, M. Tomazincic, M. Vivian and S. Wise

The meeting is called to order at 4:00 PM, with Councillor P. Squire in the Chair, Councillor S. Lewis and S. Lehman 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: S. Lewis

Seconded by: S. Lehman

That Items 2.3 to 2.13, inclusive, BE APPROVED.

Yeas: (5): P. Squire, S. Lewis, S. Lehman, A. Hopkins, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.3 SoHo, Hamilton Road and Lambeth Community Improvement Plans: Performance Measures and Indicators of Success

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Economic Services & Support, the following actions be taken with respect to amending Community Improvement Plans to add performance measures and indicators of success:

- a) the staff report dated June 21, 2021 entitled "SoHo, Hamilton Road and Lambeth Community Improvement Plans - Performance Measures and Indicators of Success", with respect to potential changes to the Lambeth, SoHo, and the Hamilton Road CIPs' financial incentives programs. These programs are the Tax Grant (SoHo), Façade Improvement Loan (Lambeth, Hamilton Road, and SoHo), the Upgrade to Building Code Loan (Hamilton Road and SoHo), and the Forgivable Loans to Upgrade to Building Code and Façade Improvement Loans (Hamilton Road) for BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to circulate the staff report noted in a) above, for public review;

it being noted that input received through the circulation of the report will assist in informing a recommendation on changes to the grant and loan programs that will be presented at a future meeting of the Planning and Environment Committee. (2021-D19)

**Motion Passed**

2.4 Draft Argyle Core Area Community Improvement Plan (O-9299)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the draft Argyle Core Area Community Improvement Plan (CIP):

a) the draft Argyle Core Area Community Improvement Plan appended to the staff report dated June 21, 2021, BE RECEIVED:

b) the Civic Administration BE DIRECTED to circulate the draft Argyle Core Area Community Improvement Plan, noted in a) above, to receive public input from the Argyle Business Improvement Area, Argyle Community Association, the London Small Business Centre, the Urban League of London, all City Advisory Committees and stakeholders who have participated in the process to date and post the draft Plan on the City's Get Involved webpage; and,

c) the Civic Administration BE DIRECTED to report back with any recommended revisions to the draft Plan resulting from the public input received, to a future meeting of the Planning and Environment Committee for consideration. (2021-D19)

**Motion Passed**

2.5 Encouraging the Growing of Food in Urban Areas (OZ-9332)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the background report, including draft proposed London Plan and Zoning By-law amendments to implement directions contained in the Council-approved Urban Agriculture Strategy appended to the staff report dated June 21 2021, BE CIRCULATED for public review and comment in advance of a public participation meeting to be scheduled at a later date. (2021-D09)

**Motion Passed**

2.6 Summerside Subdivision Phase 17 - Subdivision Special Provisions

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc., for the subdivision of land over Concession 1, Part of Lots

15 and 16, situated east of Highbury Avenue North, southwest of Meadowgate Boulevard and north of Bradley Avenue:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Summerside Subdivision, Phase 17 (39T-92020\_17) appended to the staff report dated June 21, 2021 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated June 21, 2021 as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 as as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

**Motion Passed**

2.7 751 Fanshawe Park Road West - Vista Woods Subdivision Phase 3 - Special Provisions

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Ltd. for the subdivision relating to a portion of the property located on the southwest corner of Wonderland Road North and Sunningdale Road West (formerly 751 Fanshawe Park Road West):

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Ltd. for the Vista Wood Subdivision, Phase 3 (39T-03505\_3) appended to the staff report dated June 21, 2021 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated June 21, 2021 Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 as Appendix "C"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

**Motion Passed**

2.8 600 Sunningdale Road West - Sunningdale Court Subdivision Phase 1 - Special Provisions - 39T-18501

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and

Sunningdale Golf and Country Ltd., for the subdivision of land legally described as RCP 1028 PT Lot 16 RP 33R13891, PT Part 1 RP 33R16774 Parts 3 to 10 IRREG), municipally known as 600 Sunningdale Road West, located on the south side Sunningdale Road West, between Wonderland Road North and Richmond Street:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf and Country Ltd. for the Sunningdale Court Subdivision, Phase 1 (39T-18501\_1) appended to the staff report dated June 21, 2021 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated June 21, 2021 as Appendix "B";
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 as Appendix "C", noting the Capital Budget adjustments; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

**Motion Passed**

2.9 355 Marconi Boulevard - Marconi Court Subdivision - Special Provisions - 39T-20501

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and JNF Group Inc., for the subdivision municipally known as 355 Marconi Boulevard:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and JNF Group Inc. for the Marconi Subdivision, (39T-20501) appended to the staff report dated June 21, 2021 as Appendix "A", BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated June 21, 2021 Appendix "B"; and,
- c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2021-D12)

**Motion Passed**

2.10 Parker Jackson Subdivision - 39T-06507

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the subdivision relating to the lands located on the east side of Jackson Road between Commissioners Road East and Bradley

Avenue, municipally known as 1635 Commissioners Road East and 2624 Jackson Road:

- a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Parker Jackson Subdivision, Phase 1 (39T-06507\_1) appended to the staff report dated June 21, 2021 as Appendix “A”, BE APPROVED;
- b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated June 21, 2021 Appendix “B”;
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated June 21, 2021 Appendix “C”; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfil its conditions. (2021-D12)

**Motion Passed**

2.11 1620 Noah Bend

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

That, on the recommendation of the Director, Planning and Development, with respect to the application by Kenmore Homes (London) Inc., the proposed by-law appended to the staff report dated June 21, 2021 BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to exempt Block 95, Plan 33M-733 from the Part-Lot Control provisions of Subsection 50(5) of the *Planning Act, R.S.O. 1990, c.P.13*, for a period not exceeding three (3) years. (2021-D25)

**Motion Passed**

2.12 135 Villagewalk Boulevard (H-9050)

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

That, on the recommendation of the Director, Planning and Development, based on the application by 2560334 Ontario Ltd. (York Developments), relating to a portion of the property located at 135 Villagewalk Boulevard, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning on a portion of the subject lands FROM a Holding Business District Commercial Special Provision (h\*h-99\*BDC(25)) Zone TO a Business District Commercial Special Provision (BDC(25)) Zone to remove the “h and h-99” holding provisions. (2021-D09)

**Motion Passed**

2.13 Building Division Monthly Report for April, 2021

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

That the Building Division Monthly Report for April, 2021 BE RECEIVED for information. (2021-A23)

**Motion Passed**

2.1 ReThink Zoning

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

That, on the recommendation of the Director, Planning and Development, the staff report dated June 21, 2021 entitled "ReThink Zoning - Update Report and Background Papers", BE RECEIVED for information. (2021-D09)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, A. Hopkins, and S. Hillier

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

2.2 Memorandum of Understanding for Development and/or Planning Act Application Review Between the City of London and UTRCA

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to updating the **Development** Memorandum of Understanding between The Corporation of the City of London and the Upper Thames Conservation Authority with respect to plan review services:

a) the proposed updated **Development** Memorandum of Understanding (**DMOU**) between The Corporation of the City of London and the Upper Thames River Conservation Authority BE APPROVED substantially in the form appended to the staff report dated June 21, 2021 as Appendix "A";

b) subject to the approval of a) above, the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary to finalize the **DMOU** noted in a) above, including, potential revisions resulting from discussions between the two parties that relate to improved level of service that reduces duplication of actions and incorporates the pillars of continuous improvement; and,

c) subject to the approval of a) and b) above, the Deputy City Manager, Planning and Economic Development BE DELEGATED the authority to execute the final **DMOU** noted in a) above, and make any further revisions that may be necessary to reflect legislative and/or regulation changes and amendments in response to Municipal Council's direction on planning related matters, or to recognize resource constraints. (2021-E20)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

**Motion Passed (5 to 1)**

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Hillier

That the staff report dated June 21, 2021 entitled "Memorandum of Understanding for Development and/or *Planning Act* Application Review between The Corporation of the City of London and Upper Thames River Conservation Authority" BE REFERRED back to the Civic Administration to obtain comments from the Upper Thames River Conservation Authority with respect to this matter and to report back to a future meeting of the Planning and Environment Committee, with the results of the consultation.

Yeas: (2): A. Hopkins, and S. Hillier

Nays: (4): P. Squire, S. Lewis, S. Lehman, and E. Holder

**Motion Failed (2 to 4)**

### **3. Scheduled Items**

#### **3.1 915 - 919 Commissioners Road East (Z-9334)**

Moved by: S. Hillier

Seconded by: E. Holder

That, on the recommendation of the Director, Planning and Development, based on the application by 2781033 Ontario Inc., relating to the property located at 915-919 Commissioners Road East, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to amend Zoning By-law No. Z.-1, (in conformity to the Official Plan), to change the zoning of the subject property FROM a Restricted Office/Highway Service Commercial (RO2/HS) Zone TO a Restricted Office Special Provision/Highway Service Commercial Special Provision (RO2(\_)/HS(\_)) 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 these applications for the following reasons:

- the recommended amendment to Zoning By-law Z.-1 is consistent with the Provincial Policy Statement (PPS) which encourages the following: accommodating an appropriate range and mix of employment; promoting economic development and competitiveness; supporting long-term economic prosperity; promoting the vitality and regeneration of settlement areas; supporting energy conservation, improved air quality, reduced greenhouse gas emissions (GHGs) and climate change adaptation; and, supporting and promoting intensification and redevelopment to utilize existing services;
- the recommended amendment to Zoning B-law Z.-1 conforms to the Auto-Oriented Commercial Corridor policies of the 1989 Official Plan;
- the recommended amendment to Zoning B-law Z.-1 conforms to the in-force policies of the Commercial Industrial Place Type of The London Plan;
- the use of an existing developed site supports Council's commitment to reducing and mitigating climate change by making efficient use of existing infrastructure and by focusing intensification and growth in already-developed areas;
- the subject lands are an appropriate location for a small-scale retail use and a reduction in required parking. The recommended amendments



are consistent with and appropriate for the site and context and will support opportunities for economic activity and employment. (2021-D09)

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. Lehman  
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. Hillier  
Seconded by: S. Lehman

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.2 193 Queens Avenue (Z-9327)

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

That, on the recommendation of the Director, Planning and Development, with respect to the application of Farhi Holdings Corporation, relating to the property located at 193 Queens Avenue, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 6, 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 Downtown Area (h-3\*DA1\*D350) Zone and a Holding Downtown Area (h-3\*DA2\*D350) Zone TO a Holding Downtown Area/Temporary (h-3\*DA1\*D350/T-\_) Zone and a Holding Downtown Area/Temporary (h-3\*DA2\*D350/T-\_) 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 these applications for the following reasons:

- the recommended amendment is consistent with the PPS, 2020 as it ensures that sufficient parking is provided in the Downtown, promoting economic development by supporting existing economic activities and businesses that currently rely on this parking supply for workers;
- the recommended amendment conforms to the 1989 Official Plan, including but not limited to, the Temporary Use By-law Policies;

- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Temporary Use Provisions;
- the recommended Temporary Use (T-\_) Zone does not compromise the ability to achieve the long-term goals of Our Move Forward: London's Downtown Plan;
- the recommended amendment is appropriate to help maintain an adequate supply of parking to service businesses in the Downtown pending the gradual transition away from the use of surface commercial parking lots as transit ridership increases and as alternative parking spaces are provided;
- the recommended amendment supports the intent of the Downtown Parking Strategy; and,
- the parking lot has existed for several years and has achieved a measure of compatibility with the surrounding land uses. (2021-D09)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

**Motion Passed (5 to 1)**

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. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

3.3 1830 Adelaide Street North (1810, 1820, 1840 and 1850 Adelaide Street North) (Z-9312)

Moved by: S. Lehman

Seconded by: E. Holder

That, on the recommendation of the Director, Planning and Development, with respect to the application by Stoney Creek Commercial Centre c/o York Developments, relating to the property located at 1810, 1820, 1840 and 1850 Adelaide Street North, the proposed by-law appended to the staff report dated June 21, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 6, 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 Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone TO a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(\_)/NSA5) 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 these applications for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas by accommodating employment to meet long-term needs. The amendment also supports long-term economic prosperity by promoting economic development that takes into account the needs of existing and future businesses;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node designation;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Shopping Area Place Type; and,
- the recommendation amendment implements an appropriate intensity for the site which is compatible with the surrounding area and facilitates the viability of the commercial area for current and future uses. (2021-D09)

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

**Motion Passed (6 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

#### 3.4 1146-1156 Byron Baseline Road (SPA21-009)

Moved by: S. Hillier  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application by 21816121 Ontario Inc., relating to the property located at 1146-1156 Byron Baseline Road:

- a) the Approval Authority BE ADVISED that issues were raised relating to the development agreement at the public meeting with respect

to the application for Site Plan Approval to facilitate the construction of the proposed residential development; and,

b) the Approval Authority BE ADVISED that Council expressed concerns with respect to the Site Plan Application relating to the following:

- the proximity of the proposed three storey building to the neighbouring properties;
- potential lighting impacts on neighbouring properties;
- privacy; and,
- parking concerns;

c) the Approval Authority BE ADVISED that Council supports the Site Plan Application;

it being pointed out that the Planning and Environment Committee reviewed and received the staff presentation with respect to these matters;

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 these applications for the following reasons:

- the Site Plan, as proposed, is consistent with the Provincial Policy Statement, 2020, as it provides for development within an existing settlement area and provides for an appropriate range of residential uses within the neighbourhood;
- the proposed Site Plan conforms to the policies of the Neighbourhoods Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan conforms to the policies of the Low Density Residential designation of the 1989 Official Plan;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (2021-D11)

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

**Motion Passed (6 to 0)**

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Lewis

Motion to open the public participation meeting.

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

**Motion Passed (6 to 0)**

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

Motion to close the public participation meeting.

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

**Motion Passed (6 to 0)**

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

##### **4.1 183 and 197 Ann Street - A-M. Valastro - REQUEST FOR DELEGATION STATUS**

Moved by: S. Lewis  
Seconded by: S. Hillier

That the request for delegation status with respect to the heritage and planning applications relating to the properties located at 183 and 197 Anne Street BE REFERRED to the public participation meeting to be held at a future meeting of the Planning and Environment Committee regarding these matters;

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

- a request for delegation status from A-M. Valastro;
- the evaluation of Cultural Heritage Value or Interest for the property located at 183 Ann Street;
- the evaluation of Cultural Heritage Value or Interest for the property located at 179 Ann Street; and,
- a request for delegation status dated June 17, 2021, from A Soufan, York Developments. (2021-R01)

Yeas: (5): P. Squire, S. Lewis, S. Lehman, S. Hillier, and E. Holder

Nays: (1): A. Hopkins

**Motion Passed (5 to 1)**

##### **4.2 5th Report of the Advisory Committee on the Environment**

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

That, the following actions be taken with respect to the 5th Report of the Advisory Committee on the Environment, from its meeting held on June 2, 2021:

- a) clause 2.1 BE REFERRED to the Civic Administration for consideration; it being noted that clause 2.1 reads as follows:

"That the City of London Municipal Council BE ASKED to request that the Government of Ontario place an interim cap of 2.5 megatonnes per year on the greenhouse gas pollution from Ontario's gas-fired power plants and develop and implement a plan to phase-out all gas-fired electricity generation by 2030 to help Ontario and the City of London meet their climate targets; it being noted that 28 other municipalities have previously made this request of the provincial government; it being further noted that the presentation, as appended to the Agenda and a verbal delegation from

J. Gibbons, Ontario Clean Air Alliance, with respect to Ontario's Growing Climate Crisis, were received."; and,

b) clauses 1.1, 3.1 to 3.4, inclusive, 4.1 and 4.2, inclusive, BE RECEIVED for information.

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

**Motion Passed (6 to 0)**

#### 4.3 6th Report of the London Advisory Committee on Heritage

Moved by: S. Lewis

Seconded by: S. Lehman

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage, from its meeting held on June 9, 2021:

a) the following actions be taken with respect to the Arva Pumping Station to the Notice of Study Commencement and Resident Townhall, dated June 5, 2021, from S. Romano, City of London and J. Haasen, AECOM Canada Ltd., the Final Report, dated April 2021, from AECOM Canada Ltd., the Cultural Heritage Report, dated May 2021, from AECOM Canada Ltd. and the presentation, dated June 9, 2021, from T. Jenkins, AECOM Canada Ltd., related to the Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan:

i) the Civic Administration BE ADVISED that the London Advisory Committee on the Heritage supports the cultural heritage mitigation measures presented in the above-noted documents; and,

ii) the above-noted documents and the verbal presentation from T. Jenkins, AECOM Canada Ltd., BE RECEIVED;

b) the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2021, from I. de Ceuster, Planner I, with respect to a Zoning By-law Amendment, related to the property located at 496 Dundas Street and the Heritage Impact Assessment, dated December 15, 2020, from MHBC with respect to the property located at 496 Dundas Street:

i) I. de Ceuster, Planner I, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the above-noted Heritage Impact Assessment (HIA) for the property located at 496 Dundas Street and supports the mitigation and conservation recommendations within the HIA; and,

ii) the above-noted documents BE RECEIVED;

c) the following actions be taken with respect to the Public Meeting Notice, dated May 12, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 1634-1656 Hyde Park Road and other properties:

i) B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage believes that this project is a good example of heritage conservation as part of a development application; and,

ii) the above-noted Public Meeting Notice, BE RECEIVED;

d) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act*, seeking retroactive approval for the removal

and replacement of the windows and front door on the heritage designated property located at 827 Elias Street, within the Old East Heritage Conservation District, BE REFUSED;

e) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval and retroactive approval for alterations to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the porch skirt be painted to minimize the plastic and faux wood appearance of the material;
- the property owner be encouraged to plant and maintain vegetation, such as coniferous shrubs, to minimize the visibility of the porch skirt; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

f) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act*, seeking approval to alter the heritage designated property located at 2096 Wonderland Road North BE PERMITTED with the following terms and conditions:

- prior to any alteration or construction, full documentation of the building including photo-documentation and a set of as-built drawings be provided to the City;
- prior to any alteration or construction, Heritage Planning Staff be consulted and the following details be provided:
  - o double hung vinyl replacement windows with simulated divided lites to be installed throughout, and replicate current muntin patterning;
  - o vinyl replacement entry door surround with simulated divided lites to be installed, and replicate current surround details and muntin patterning; and,
  - o proposed fieldstone finish for the exterior surface of exposed new concrete foundation walls and on the new concrete entry porch and steps;
- prior to building permit approval, an addendum to the Conservation Plan be submitted, to the satisfaction of the City, which includes:
  - o a monitoring program; and,
  - o a detailed strategy to conserve the chimneys;
- direction be given to the Site Plan Approval Authority that the following clauses be added to the Development Agreement (DA) for Site Plan Approval (SPA20-022):
  - o during pre-construction, construction, and post-construction activity, the assessment, stabilization, bracing, and monitoring of the building must be consistent with the Conservation Plan prepared by a+LiNK Architecture Inc. (dated March 26, 2021);
  - o if the building or any of the identified heritage attributes are accidentally damaged during the raising and final setting onto the new foundation, or during ongoing construction of the surrounding townhouse development, construction will cease immediately, and the City will be notified; qualified experts will be contacted to conduct an assessment of the damage and determine an appropriate course of action; damaged heritage attributes will be assessed to determine if repairs can be made; if repairs are possible, the applicant will retain, at their cost, the appropriate professionals to conduct repairs; if repairs to damaged heritage attributes

are not possible, the applicant will replace the heritage attribute in kind, at their cost, based on information contained in the as-built drawings and photographs; if irreparable damage is done to the building or heritage attributes, such that none can be salvaged, the applicant will reconstruct the building with sympathetic materials; this shall include using salvaged buff bricks or appropriate new materials from other sources and reconstructing heritage attributes identified in the designating by-law; reconstruction will be based on the as-built drawings and photographs of the building and heritage attributes; should this situation occur, reconstruction plans will be prepared for the City's review and approval; and,

o the applicant will provide the City with a security in the form of an irrevocable Letter of Credit, in order to secure the applicant's obligations related to the heritage alteration permit (HAP21-031-L); the amount of the Letter of Credit is the full estimated cost for raising and holding the building, demolition of the existing foundation and construction of the new foundation; the Letter of Credit will be released when the applicant has completed the work outlined in the heritage alteration permit to the satisfaction of the City; and,

· the Heritage Alteration Permit shall be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage (LACH) appreciates the efforts of the developer and the City of London staff to come to a solution for this project and the LACH supports the reuse of materials of the existing property in the new development; and,

g) clauses 1.1, 3.1 to 3.7, inclusive, 3.9, 4.1 and 5.4 BE RECEIVED for information.

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**

### **5.1 (ADDED) 5th Report of the Environmental and Ecological Planning Advisory Committee**

Moved by: S. Lehman

Seconded by: E. Holder

That, the following actions be taken with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on June 17, 2021:

a) the following recommendations of the Environmental and Ecological Planning Advisory Committee, with respect to the Advisory Committee Review and draft Terms of Reference Report dated May 17, 2021, BE PROVIDED to the Governance Working Group for consideration:

- i) the reduction in membership to 19 is supported;
- ii) quorum as a requirement for committee business be maintained;
- iii) the existing Terms of Reference be maintained with one alteration highlighted below:

Add to the existing mandate:



“to provide advice on any global (e.g climate change), regional or local issue related to the long-term sustainability of the Natural Heritage System.”;

iv) the existing name be maintained;  
v) as the technical expertise needed is sometimes hard to obtain, term limits may not be suitable; this could be addressed by one or more of the following:

A) no term limits;  
B) three council cycles (12 year limit); and,  
C) current limit be continued but extensions be permitted on the advice of the Chair;

vi) given the specialized knowledge required for membership:

A) the City be asked to circulate application information to the relevant Department Chairs at Western University and Course Coordinators at Fanshawe. The Chair and Vice Chair can provide assistance in identifying the appropriate contacts; and,

B) the information circulated include a contact name from EEPAC so that potential applicants can ask questions about membership prior to applying;

vii) in the selection process, consideration be given to asking the current Chair and Vice Chair for assistance;

b) the Arva Pumping Station Working Group comments, appended to the Environmental and Ecological Planning Advisory Committee Agenda, BE FORWARDED to the Civic Administration for consideration; and,

c) a Working Group BE ESTABLISHED consisting of A. Boyer, S. Hall, B. Krichker, K. Moser, B. Samuels and I. Whiteside, with respect to the Climate Emergency Action Plan; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received the Discussion Primer for the Climate Emergency Action Plan - 2020; and,

d) clauses 1.1, 2.1 BE RECEIVED for information.

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

**Motion Passed (6 to 0)**

## **6. Adjournment**

The meeting adjourned at 6:14 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – 915-919 Commissioners Road East (Z-9334)

- Councillor Squire: Verbal presentation from staff?
- Laurel Davies Snyder, Planner II: That's correct. Good afternoon Chair Squire, members of PEC, staff and members of the audience. Through you Chair Squire this is Laurel Davies Snyder, Planning in the Economic Services and Development Supports for Item 3.1. It can be found on page 339 of your agenda package. This is the requested amendment to the Zoning by-law for 915 to 919 Commissioners Road East and pictures of the site and the buildings are on page 341 of your agenda,
- Councillor Squire: Sorry. Could I just, there's some sound with your microphone. I think it's too close to you maybe it's too close.
- Laurel Davies Snyder, Planner II: I apologize.
- Councillor Squire: That's ok.
- Laurel Davies Snyder, Planner II: Is that better now?
- Councillor Squire: Yes, that is better.
- Laurel Davies Snyder, Planner II: Okay, great. Thanks for pointing that out.
- Councillor Squire: No, I think you can continue. Nope, that's fine. I think we are able to read that. Thank you very much.
- Laurel Davies Snyder: Great. That concludes my presentation and staff are available and happy to answer any questions. Thank you.
- Councillor Squire: Alright. Is the applicant present?
- Catharine Saunders, City Clerk: Mr. Chair, the agent for the applicant, Mr. Allen, is here.
- Councillor Squire: Alright. Mr. Allen.
- Scott Allen, MHBC: My apologies Mr. Chair, I was muted there.
- Councillor Squire: That's ok. Go ahead.
- Scott Allen, MHBC: We are acting on behalf of the applicant and with me today, representing the applicant is Mike Jai, he's available to answer questions as well. At this time I'd like to express our support for the findings and recommendations of the Development Services report presented or prepared by Ms. Davies Snyder and somewhat presented. In particular we agree with the findings that the addition of a small scale retail score, store permission at this location would be compatible with the existing development context in keeping with Official Plan permissions applying to these lands. Also with respect to the requested parking reduction, we'd like to advise the Committee that the existing parking arrangement between Tim Horton's in the plaza building, the two buildings on site, has operated effectively for several years and introducing a small retail use into the existing plaza should not result in any sort of appreciable increase of parking demand at this location. Finally, I'd like to thank staff for their attention to this application. Thank you and we will gladly answer any questions Committee Members may have.

- Councillor Squire: Alright. Any technical questions only at this time for either the applicant or staff? There being none we will move on to the members of the public. Are there any members of the public present? No members of the, no other members of the public who wish to speak so I'll be looking for a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 193 Queens Avenue (Z-9327)

- Councillor Squire: Staff? Is there a staff presentation?
- Catharine Saunders, City Clerk: Ms. Debbert, are you presenting on this item?
- Barb Debbert, Senior Planner: Yes, I had planned to.
- Councillor Squire: Alright, go ahead whenever you are ready.
- Barb Debbert, Senior Planner: Thank you Mr. Chair. I may have had a glitch here. I couldn't.
- Councillor Squire: Don't worry about it, we've had a lot of glitches over the term of Covid so you go ahead. Thank you. Is the applicant here?
- Catharine Saunders, City Clerk: Yes Mr. Chair. Mr. Allen is here.
- Councillor Squire: Thank you. Mr. Allen?
- Scott Allen, MHBC: Good afternoon Mr. Chair, again and Members of the Committee, again, Scott Allen from MHBC Planning. We're acting on behalf of the applicant. With me today representing the applicant is Muky Pundaky and he is available to respond to questions. At this time, we'd like to express our support for the Development Services report presented by Ms. Debbert. In particular we agree with the findings that a temporary commercial parking, that temporary commercial parking permissions at this location would help maintain convenient access to downtown offices, retailers, venues and residents in the near term. We also agree that this temporary permission would not undermine the long-term redevelopment potential of these lands or the broader planning objectives for London's downtown. These findings also reflect commentary presented in our planning report which was submitted in support of this application. Also, Mr. Chair, as noted in the City staff report, we'd like to advise the Committee that the applicant is currently exploring development plans for this area that would include this specific property. To conclude we would like to thank staff for their attention to this application and we're available to answer any questions any members may have. Thank you.
- Councillor Squire: Thank you. Technical questions only please from Committee at this time. Alright there aren't any so we'll move on to public participation. Is there anybody here to speak?
- Catharine Saunders, City Clerk: Yes, Mr Chair. Ms. McKeating is here to speak.
- Councillor Squire: I'm sorry, Ms.?
- Catharine Saunders, City Clerk: McKeating.
- Councillor Squire: Ms. McKeating. Ms. McKeating are you present?
- Kelley McKeating: I am. Can everyone hear me?
- Councillor Squire: We can. Go ahead.
- Kelley McKeating: Okay.

- Councillor Squire: Whenever you're ready.
- Kelley McKeating: First of all, I can picture Mayor Holder's smile disappearing because, while he might love PPM's, he probably is tired of hearing from the ACO as may the rest of you be and I do apologize for that.
- Councillor Squire: No. Just to be clear, I, no that isn't, I know Mayor Holder.
- Kelley McKeating: I'm saying that jokingly.
- Councillor Squire: Oh, good. Okay.
- Kelley McKeating: I'm absolutely saying that jokingly.
- Councillor Squire: Okay. Perfect.
- Kelley McKeating: Don't, don't think that I, I'm doing anything other than teasing you.
- Councillor Squire: Not a problem. Okay.
- Kelley McKeating: I hope that's okay.
- Councillor Squire: That's okay.
- Kelley McKeating: I, we fully understand that City Council cannot tell property owners within limits what they can and cannot do with their property and that they can't tell developers what they can and cannot do and where they should build but City Council can in their decisions send a message about what they want to have happen on certain blocks of land within the downtown core and the Farhi organization, they don't only own 193 Queens Avenue but they also own 199 Queens Avenue where a heritage building was demolished ten or so years ago after Mr. Farhi, with an architect and a really, really lovely rendering of a high rise building to be developed there convinced Council of the day to allow that demolition because development was imminent and now we're hearing that development is once more imminent and I guess that what we would suggest to the PEC and to Council is that if you really want development to be imminent here denying yet another renewal of a temporary parking permit zoning would perhaps incent the owner of the property to really get moving on what, at the end of the day, will probably be a very, very positive addition to downtown. That's all I have to say. Thanks.
- Councillor Squire: Thank you very much. Any further? No there's no further public participation so if I could just have a motion to close the public participation meeting?

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – 1830 Adelaide Street North (1810, 1820, 1840 and 1850 Adelaide Street North (Z-9312)

- Councillor Squire: Alright. Looking for a staff presentation.
- Justin Adema, Manager, Long Range Planning and Research: Good afternoon. This is Justin Adema, Manager of Long Range Planning and Research. Before I get into my presentation I just would like to acknowledge Joanne Lee, who's on the line and she's the Planner on my team who prepared the report and she provided me these notes for the presentation.
- Councillor Squire: Thank you very much. Is the applicant present?
- Catharine Saunders, City Clerk: Yes Mr. Chair the agent, Mr. Kirkness, is in attendance.
- Councillor Squire: Mr. Kirkness. Are you there Mr. Kirkness?
- Laverne Kirkness, SBM: Sorry Mr. Chair and Committee Members it's Laverne Kirkness and I have with me Ali Soufan and Carlos Ramirez from York Developments but we thank you for looking at this application, we thank the staff for bringing forward a supportive recommendation and we would ask that you adopt it and recommend it to Council. I just want to say that this is probably the single largest commercial center in the Stoneybrook-Uplands area at Adelaide and Sunningdale not counting Masonville of course but up in those communities, this is the largest site and it was zoned way back in 2000 and I guess it's difficult to foresee but we kind of think, at least in our experience, it was kind of under zoned in the beginning and we've been trying to make the best of it. We've had to go to the Committee of Adjustment a few times for minor variances, we had a couple of site plan amendments and it's probably frustrating for the community because they keep getting these notices it's frustrating for staff because we keep tinkering with the zoning and matching it up with the market place and of course it's frustrating for us too but this zoning amendment really deals with the last piece to, to allow this commercial center to develop and gives us the zoning to do that, to kind of clean up all that so we've been kind of working with staff to certainly bring this application forth to increase the amount of commercial square footage and to allow one larger store than what was normally intended in the old zoning so I'm, with that, I, I think what this does is recognize the site for what it's worth and that is it's an important community commercial center serving Uplands and Stoneycreek, Stoneybrook, even Grenfell and that and those kind of communities and so we're hoping that the Planning Committee looks favorably upon this and certainly if there are any questions of a planning nature I can try to answer. Any specific questions then Ali and Carlos are here to do that. Thank you.
- Councillor Squire: Thank you. Any technical questions for either staff or the applicant? There being none we will go to the public. Are there any public members present? No?
- Catharine Saunders, City Clerk: Mr Chair I don't have any members of the public; however, I do have someone joined us with the initials "H. P." and I have no idea what item they might be here for. Could I allow them in to make sure it's not this item?
- Councillor Squire: Of course.

- Catherine Saunders, City Clerk: Whoever has joined us with the initials “H. P.” you can now speak. Could you please identify yourself and what item you are here for?
- Councillor Squire: We tried. Alright. I just need a motion to close the public participation meeting.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 1146-1156 Byron Baseline Road (SPA21-009)

- Councillor Squire: Do we have a staff presentation? I think we do.
- Melanie Vivian, Site Development Planner: We do, yes. Thank you Mr. Chair. This is Melanie Vivian the Site Development Planner on this file. I have prepared a slide show, it does begin at page 441 of your agenda.
- Councillor Squire: Okay. Just give us a second.
- Melanie Vivian, Site Development Planner: Yep, no problem.
- Councillor Square: 441. Sorry, on which agenda is that? On the added agenda, sorry.
- Melanie Vivian, Site Development Planner: yes, on the electronic one.
- Councillor Squire: Thank you. Alright. I hope everyone has that. It's on the added agenda at 441 and you can begin. Thank you. Thank you very much. Is the applicant present?
- Karla Briani: Yes. I am. Karla Briani.
- Councillor Squire: Thank you. Would you like to make a presentation? You don't have to. Go ahead. You have five minutes.
- Karla Briani: Well, I wasn't prepared to make a presentation.
- Councilor Squire: You don't have to.
- Karla Briani: We are, we're very excited about this project and, you know, the construction of the homes as we think it will add a lot of value to the community and if any of the, anybody from the public would have any questions I'm here to answer them.
- Councillor Squire: Thank you very much. I didn't want to put you on the spot. Thank you. Any technical questions for the applicant or staff before we go to the public. This is a site plan meeting so there'll be concerns from the public.
- Mayor Holder: Thank you Chair. I just want to clarify with staff that this application from Briani Homes did not get support the last time if I understand correctly but what are the primary differences from the last effort to put this forward and where we are today? If my understanding is correct, please.
- Councillor Squire: Go ahead staff.
- Melanie Vivian, Site Development Planner: Yes. Through you Mr. Chair the original proposal on the site was for an apartment building and that was back in 2018-2019 if my memory serves correct there. The apartment building was appealed to the Local Planning Appeal Tribunal where was subsequently refused there as well. The applicant then came back with this townhouse development which was approved by Council just last year through that rezoning process.
- Councillor Squire: Thank you. Any further technical. Oh, I'm sorry.



- Mayor Holder: Yeah, for me I appreciate the clarification. Thank you Char.
- Councillor Squire: Okay. Any technical questions from other members of Council or the Committee I should say? Councillor Lehman.
- Councillor Lehman: Through you to staff I just want to be clear that it's mentioned that that this did pass the Urban Design Review Panel, just to make 100 percent sure it's this particular design not the one that was appealed, correct.
- Councillor Squire: Go ahead staff.
- Melanie Vivian, Site Development Planner: Through you Mr. Chair, that's correct. This would have gone to the Urban Design Peer Review Panel through the previous Zoning By-law Amendment application and this was the one that was heard.
- Councillor Lehman: Thank you.
- Councillor Squire: If there's no further technical questions we'll go to members of the public for comment.
- Mayor, Mr. Thurston.
- Councillor Squire: She keeps calling me Mr. Mayor, Mayor Holder.
- Catharine Saunders, City Clerk: Sorry Mr. Chair. My apologies Mr. Mayor and.
- Councillor Squire: You don't need to apologize for that.
- Mayor Holder: He's worthy in many ways.
- Councillor Squire: Go ahead.
- Catharine Saunders, City Clerk: Mr. Chair I believe Mr. Thurston is in attendance.
- Councillor Squire: Alright. Mr. Thurston.
- Crystal Thurston: Hi. This is Crystal, his wife.
- Councillor Squire: Okay.
- Crystal Thurston: Greg sends his regrets.
- Councillor Squire: Okay. It's Kristin Thurston?
- Crystal Thurston: Crystal.
- Councillor Squire: Crystal. I'm sorry.
- Crystal Thurston: He didn't want me to pass anything on, he just wanted just in case he had a question if anything else was raised but I think our concerns are well recorded, well documented.
- Councillor Squire: Okay.
- Crystal Thurston: I don't have anything to add.

- Councillor Squire: Is there a question that you wanted to ask because we can get it answered.
- Crystal Thurston: No, not right now.
- Councillor Squire: Oh, okay. Great. Thank you very much.
- Catharine Saunders, City Clerk: Mr. Chair, I believe Mr. McLay is in attendance.
- Councillor Squire: Mr. McLay.
- Catharine Saunders, City Clerk: Mr. McLay you are unmuted. You can go ahead.
- Councillor Squire: Mr. McLay?
- John McLay: Okay. Sorry. Can you hear me now?
- Councillor Squire: Yes. Your first name?
- John McLay: John.
- Councillor Squire: John McLay. You have five minutes to tell us your concerns or whatever you wish to say and your time starts now.
- John McLay: Okay. Thank you. First of all I'd like to thank you for the opportunity to speak. In the document it does reference the public input in multiple cases and that's very reassuring that our voices have been heard so thank you for that. I do have two questions. There's reference in the document to a development agreement and I would like to understand more about that. Who is the agreement between and how does it get enforced? After the site is complete and then there is additional comment. I have a question around 104 trees to enhance hedging and I apologize I'm sure not getting the precise wording. I'd like to understand the, how that assessed measure is rated. The objective of that is to enhance privacy, how was that rated that because it's, it's not just planting 104 trees to enhance the hedging how do we know that that was successful?
- Councillor Squire: Okay. We'll get those answers for you. Anything else? Is there anything else you wanted to say?
- John McLay: No, that's all.
- Councillor Squire: Okay. Great. Thank you for joining us tonight. There's no other members of the public present so I just need a motion to close the public participation meeting.

# Community and Protective Services Committee

## Report

10th Meeting of the Community and Protective Services Committee  
June 22, 2021

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

**ALSO PRESENT:** J. Bunn and M. Ribera

Remote Attendance: Councillors M. Cassidy, J. Morgan and M. van Holst; L. Livingstone; K. Dickins, O. Katolyk, G. Kotsifas, L. Loubert, L. Marshall, C. Saunders, M. Schulthess, E. Skalski, C. Smith, S. Stafford and B. Warner

The meeting was called to order at 4:04 PM by Acting Chair Councillor S. Hillier; it being noted that the following Members were in remote attendance: Mayor E. Holder, Councillors S. Lewis, M. Salih, J. Helmer and A. Kayabaga

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: E. Holder

Seconded by: J. Helmer

That Items 2.1 to 2.7 BE APPROVED.

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

**Motion Passed (6 to 0)**

#### 2.1 5th Report of the Accessibility Advisory Committee

Moved by: E. Holder

Seconded by: J. Helmer

That the following actions be taken with respect to the 5th Report of the Accessibility Advisory Committee, from its meeting held on May 27, 2021:

a) R. Wilcox, Director, Strategy and Innovation BE ADVISED that N. Judges, D. Ruston and K. Pereyaslavskaya have been appointed by the Accessibility Advisory Committee to sit on the Safe Cities London Advisory Committee; and,

b) clauses 1.1, 2.1 to 2.3, 3.1 to 3.6 and 5.2 BE RECEIVED.

**Motion Passed**

#### 2.2 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Moved by: E. Holder

Seconded by: J. Helmer

That the 2nd Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee (DIAAC), from its meeting held on May 20, 2021, BE

RECEIVED; it being noted that this Report and all future reports of the DIAAC will be considered by the Strategic Priorities and Policy Committee.

**Motion Passed**

2.3 Single Source SS21-27 Procurement of Learn to Swim, Lifeguard Qualifications, Literature and Associated Fees

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

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report dated June 22, 2021, related to the Single Source Procurement SS21-27 for Procurement of Learn to Swim, Lifeguard Qualifications, Literature and Associated Fees:

- a) the proposal from Lifesaving Society, 400 Consumers Road, Toronto, ON, for the provision of Learn to Swim Programs and Lifesaving Certification for the City of London, at an estimated annual purchase value of \$87,000 (HST excluded), for a five (5) year period BE ACCEPTED; it being noted that this is a single source contract as per the Procurement of Goods and Services Policy Section 14.4 e), as the required goods and/or services are being supplied by a particular supplier(s) having specialized knowledge, skills, expertise or experience in the provision of the service;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract; and,
- c) the approval and authorization provided for in a) and b) above, 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. (2021-R05C)

**Motion Passed**

2.4 Property Standards Related Demolition

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated June 22, 2021, BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021, to approve the demolition of an abandoned building at the municipal address of 120 Weston Street, City of London; it being noted that the property shall be cleared of all identified buildings, structures, debris or refuse and left in a graded and levelled condition, in accordance with the City of London Property Standards By-law and Building Code Act. (2021-P10D)

**Motion Passed**

2.5 Single Source Approval – Open Space Solutions Incorporated

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 22, 2021, related to a Single Source Approval for Open Space Solutions Incorporated:

- a) the contract for the construction of the play area in South-west Optimist District Park BE AWARDED to Open Space Solutions Incorporated, 1561 Moser-Young Road, Wellesley, ON, as a single source procurement (SS21-30) with a total value of \$186,868.74 plus HST, in accordance with Sections 14.4 (e), and (i) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-R04)

**Motion Passed**

2.6 Homeless Prevention COVID-19 Response (SSRF Phase 3) – Single Source Procurement (SS21-29)

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

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report dated June 22, 2021, related to the Homeless Prevention COVID-19 Response (SSRF Phase 3) for a Single Source Procurement (SS21-29), as per The Corporation of the City of London Procurement Policy Section 14.5 a. ii, requiring Committee and City Council approval for single source procurements greater than \$50,000:

- a) extensions to the existing Purchase of Service Agreements BE APPROVED as set out in the Housing Stability Services COVID-19 Response Allocations, as appended to the above-noted staff report, with a combined total funding amount of \$2,658,850 in 2021-2022 to provide a COVID-19 Response, and additional Housing and Support Services;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this matter; and,
- c) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into and/or amending Purchase of Service Agreements with the Agencies outlined in Schedule 1 of this report. (2021-S14/S08)

**Motion Passed**

2.7 London Homeless Prevention Housing Allowance Program – Single Source Procurement (#SS 21-36)

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

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following action be taken with respect to the staff report dated June 22, 2021, related to the London Homeless Prevention Housing Allowance Program for a Single Source Procurement (#SS 21-36):

- a) the funding increase to the existing Municipal Purchase of Service Agreement with St. Leonard's Community Services BE APPROVED, at a total estimated increase of \$381,000 (excluding HST), for the period of August 1, 2021 to December 31, 2021 to administer London's Homeless Prevention Housing Allowances, as per The Corporation of the City of London Procurement Policy Section 20.3.e.ii, requiring City Council approval for contract amendments greater than \$50,000 and where funds are available; and,
- b) single source approval for administration of London Homeless Prevention Allowances BE APPROVED with London Cares Homeless Response Services (London Cares), at a total estimated cost of up to \$63,000 (excluding HST), for a period between August 1, 2021 to December 31, 2021 to administer London's Homeless Prevention Housing Allowances, as per The Corporation of the City of London Procurement Policy Section 14.4 for Single Source approval. (2021-S14)

**Motion Passed**

### **3. Scheduled Items**

#### **3.1 Strategy for High Acuity Homelessness**

Moved by: A. Kayabaga

Seconded by: J. Helmer

That the presentation, as appended to the Agenda, and the verbal delegation from S. Campbell, Ark Aid Mission, with respect to homes for those who have been deprived of housing and the importance of low-barrier options for stabilization and moving towards home, BE RECEIVED. (2021-S14)

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

**Motion Passed (6 to 0)**

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

#### **4.1 5th Report of the Animal Welfare Advisory Committee**

Moved by: J. Helmer

Seconded by: S. Lewis

That the following actions be taken with respect to the 5th Report of the Animal Welfare Advisory Committee, from its meeting held on June 3, 2021:

- a) the following actions be taken with respect to the Sub-Committee Update:
  - i) the attached document, with respect to the proposal to limit the number of animals in foster homes, BE FORWARDED to Civic Administration for their review and consideration; and,
  - ii) E. Williamson, Ecologist, BE INVITED to a future Animal Welfare Advisory Committee meeting to provide information with respect to the City of London's Bird Friendly Designation; and,

b) clauses 1.1, 2.1, 2.2, 4.1 and 4.2 BE RECEIVED.

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

**Motion Passed (6 to 0)**

#### 4.2 School Planning

Moved by: S. Lewis

Seconded by: J. Helmer

That the Civic Administration BE DIRECTED to provide an information report at a future meeting of the Community and Protective Services Committee with respect to the roles and responsibilities of the local school boards and how the City of London interacts with the boards related to the items listed in the communication, as appended to the Agenda, from Councillors S. Lewis and P. Squire; it being noted that the above-noted communication, with respect to this matter, was received. (2021-S13)

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

**Motion Passed (6 to 0)**

#### 4.3 London's Climate Emergency Declaration - Fireworks - REQUEST FOR DELEGATION STATUS

Moved by: E. Holder

Seconded by: S. Lewis

That the communication from R. Amendola, as appended to the Agenda, and a verbal delegation from R. Amendola with respect to London's Climate Emergency Declaration and Fireworks, BE RECEIVED. (2021-E00)

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

**Motion Passed (6 to 0)**

Voting Record:

Moved by: A. Kayabaga

Seconded by: E. Holder

Motion to approve the delegation request from R. Amendola BE APPROVED to be heard at this meeting.

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

**Motion Passed (6 to 0)**

### 5. Deferred Matters/Additional Business

#### 5.1 Deferred Matters List

Moved by: S. Lewis

Seconded by: E. Holder

That the Deferred Matters List for the Community and Protective Services Committee, as at June 14, 2021, BE RECEIVED.

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

**Motion Passed (6 to 0)**

**6. Confidential**

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

That the Community and Protective 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 lease 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 lease 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.

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

**Motion Passed (6 to 0)**

The Community and Protective Services Committee convened In Closed Session from 5:13 PM to 5:22 PM.

**7. Adjournment**

The meeting adjourned at 5:23 PM.



# Strategic Priorities and Policy Committee

## Report

10th Meeting of the Strategic Priorities and Policy Committee  
June 23, 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, A. Kayabaga, S. Hillier

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

Remote attendance: L. Livingstone, A. Barbon, G. Barrett, M. Butlin, C. Cooper, K. Dickins, C. Green, S. Giustizia, G. Kotsifas, C. Parsons, K. Pawelec, C. Saunders, K. Scherr, M. Schulthess, C. Smith

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

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

#### 2.1 London Economic Development Corporation Activity Update 2020

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

That the London Economic Development Corporation Activity Update 2020 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)**

#### 2.2 London Community Grants Program Innovation and Capital Funding Allocations (2021)

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

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated June 23, 2021, titled "London Community Grants Program Innovation and Capital Funding Allocations (2021)", 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

- 3.1 Not to be heard before 4:05 PM - Housing Development Corporation, London - 2020 Annual General Meeting of the Shareholder Annual Resolutions

Moved by: P. Squire

Seconded by: S. Lewis

That the following actions be taken with respect to the 2020 Annual General Meeting of the Housing Development Corporation, London:

- a) the presentation by S. Giustizia, President and CEO, Housing Development Corporation, London BE RECEIVED;
- b) the financial statements of the Housing Development Corporation, London year ended December 31, 2020 BE RECEIVED; and,
- c) the staff report dated May 11, 2021 titled "Housing Stability for All Plan 2020 Update and Priorities for 2021" 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)**

- 3.2 Not to be heard before 4:20 PM - London Hydro Inc. - 2020 Annual General Meeting of the Shareholder Annual Resolutions

Moved by: M. van Holst

Seconded by: M. Cassidy

That the following actions be taken with to the London Hydro Inc. 2020 Annual General Meeting of the Shareholder Annual Resolutions:

- a) the by-law appended to the staff report dated June 23, 2021 entitled "A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc.", BE INTRODUCED at the Municipal Council meeting to be held July 6, 2021; it being noted that the by-law will include an appointment for only one "Third Class" Director, A. Hrymak; and
- b) the consideration of the remaining Third Class Director vacancy BE REFERRED to the Corporate Services Committee, in order to consider applications (following a call for applications), conduct interviews, and make a recommendation to the Strategic Priorities and Policy Committee, as the Shareholder.

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

- 3.3 Not to be heard before 4:40 PM - London & Middlesex Community Housing - 2020 Annual General Meeting of the Shareholder Annual Resolutions

Moved by: S. Lewis

Seconded by: M. van Holst

That the following actions be taken with respect to the 2020 Annual General Meeting of the London & Middlesex Community Housing Inc.:

a) the presentation from London & Middlesex Community Housing Inc. BE RECEIVED;

b) the proposed by-law appended to the staff report dated June 23, 2021 as Appendix "A" entitled "A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc.", BE INTRODUCED at the Municipal Council meeting to be held on July 6, 2021 to:

i) ratify and confirm the Annual Resolution of the Shareholder of London & Middlesex Community Housing Inc.; and,

ii) authorize the Mayor and the City Clerk to execute the Annual Resolution of the Shareholder of London & Middlesex Community Housing Inc.;

c) London & Middlesex Community Housing Inc. Audit Findings Report for the year ended December 31, 2020 BE RECEIVED;

d) the financial statements of the London & Middlesex Community Housing Inc. year ended December 31, 2020 BE RECEIVED; and,

e) the following BE APPOINTED to the London & Middlesex Community Housing Inc.:

Aynsley Anderson, term ending December 31, 2021 (First Class);

John Millson, term ending December 31, 2021 (First Class);

Tammy Brooks (Tenant) and Shellie Chowns, term ending December 31, 2024 (Second Class);

Maria Manno (Tenant) and Gary Bezaire, term ending December 31, 2025 (Third Class);

Michael van Holst and Phil Squire, City of London, and Adrian Cornelissen, County of Middlesex, term ending with the term of Municipal Council (Fourth Class);

it being noted that the Strategic Priorities and Policy Committee received a communication from R. Wilcox, Vice-Chair, Board of Directors, London & Middlesex Community Housing with respect to this matter.

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

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

Voting Record:

Moved by: J. Morgan

Seconded by: S. Lehman

That, on the recommendation of the Interim Board of Directors, London & Middlesex Community Housing, the following appointments to the London & Middlesex Community Housing Board of Directors, BE APPROVED:

a) First Class: Aynsley Anderson and John Millson

b) Second Class: Shellie Chowns (Community Member) and Tammy Brooks (Tenant Member); and

c) Third Class: Gary Bezaire (Community Member) and Maria Manno (Tenant Member).

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

### **Election**

London City Council Member appointments (2) to the London & Middlesex Community Housing Board of Directors

**M. van Holst(31.82 %):**S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, M. van Holst, M. Cassidy, A. Hopkins

**A. Kayabaga(22.73 %):**Mayor E. Holder, M. Salih, J. Helmer, M. Cassidy, A. Hopkins

**P. Squire(45.45 %):**S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, Mayor E. Holder, M. Salih, J. Helmer, P. Squire, J. Morgan

**Majority Winner: P. Squire; M. van Holst**

## **4. Items for Direction**

### **4.1 3rd Report of the Governance Working Group**

Moved by: J. Morgan

Seconded by: S. Lewis

That the following actions be taken with respect to the 3rd Report of the Governance Working Group from its meeting held on May 17, 2021:

a) on the recommendation of the City Clerk, the following actions be taken with respect to the Advisory Committee Review:

i) the report dated May 17, 2021 entitled Advisory Committee Review - Interim Report VI", BE RECEIVED; and,

ii) the Civic Administration BE DIRECTED to report back to a future meeting of the Governance Working Group with respect to the feedback related to the draft Terms of Reference appended as Appendix A to the above-noted staff report; and,

b) clause 1.1 BE RECEIVED.

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

### **4.2 Strategy for Core Area Land and Vacant Buildings - Councillor M. Cassidy**

Moved by: M. Cassidy

Seconded by: J. Morgan

That the Civic Administration BE DIRECTED to report back on a proposed strategy that sets out potential tools that may assist in reducing core area land and building vacancy, including, but not limited to:

- a) a review of existing incentive programs and any recommended changes to them;
- b) a review of existing planning processes / permissions and any recommended changes that would allow for the conversion of vacant commercial/industrial land/space into residential, including affordable housing;
- c) an assessment of the related strategies in Our Move Forward – London’s Downtown Plan, and the Downtown Parking Strategy for any recommended updates or changes;
- d) any recommendations that build on the Core Area Action Plan to support increased safety and security of person and property in the core area; and,
- e) an assessment of how a new strategy could be integrated with the work of the London Community Recovery Network.

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

4.3 Confirmation of Appointment to the Hamilton Road Business Improvement Area

Moved by: M. van Holst  
 Seconded by: A. Hopkins

That, Mark Simpson BE APPOINTED to the Hamilton Road Business Improvement Area for the term ending November 15, 2022.

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

4.4 Consideration of Appointment to Eldon House (Requires 1 Voting Member)

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

That Megan Halliday BE APPOINTED to Eldon House Board of Directors for the term ending November 15, 2022.

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

Voting Record:

**Election**

Appointment to Eldon House Board of Directors

**Blythe Allman(0.00 %):**None

**Megan Halliday(69.23 %):**S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, Mayor E. Holder, M. Cassidy, P. Squire, J. Morgan, A. Hopkins

**Diana Taplashvily(30.77 %):**E. Pelozza, M. van Holst, M. Salih, J. Helmer

**Majority Winner: Megan Halliday**

4.5 Consideration of Appointment to the Lower Thames Valley Conservation Authority (Requires 1 Voting Member)

Moved by: P. Van Meerbergen

Seconded by: E. Pelozza

That JJ Strybosch BE APPOINTED to the Lower Thames Valley Conservation Authority for the term ending November 15, 2022.

Yeas: (13): 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, and S. Hillier

Absent: (2): S. Turner, and A. Kayabaga

**Motion Passed (13 to 0)**

Voting Record:

**Election**

Appointment to the Lower Thames Valley Conservation Authority

**Nejla Skapur(46.15 %):**S. Lewis, Mayor E. Holder, M. Salih, J. Helmer, M. Cassidy, J. Morgan

**JJ Strybosch(53.85 %):**S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, M. van Holst, P. Squire, A. Hopkins

**Majority Winner: JJ Strybosch**

5. **Deferred Matters/Additional Business**

None.

6. **Adjournment**

Moved by: S. Lewis

Seconded by: P. Squire

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 6:44 PM.

# Audit Committee Report

2nd Meeting of the Audit Committee  
June 16, 2021

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

ALSO PRESENT: M. Schulthess and J. Taylor.

Remote Staff Attendance: L. Livingstone, D. Baldwin (KPMG), A. Barbon, B. Card, I. Collins, K. denBok (KPMG), K. Dickens, O. Katolyk, G. Kotsifas, S. Miller, S. Oldham, J. Pryce (Deloitte), C. Saunders, P. Yeoman.

The meeting is called to order at 12:00 PM; it being noted that the following were in remote attendance: Councillors J. Helmer, M. van Holst, and S. Turner; L. Higgs.

**1. Disclosures of Pecuniary Interest**

That it BE NOTED that no pecuniary interests were disclosed.

**2. Consent**

None.

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 2020 Financial Audit

That the following actions be taken:

- a) the 2020 Financial Report of The Corporation of the City of London, BE RECEIVED, it being noted that the Audit Committee received a presentation from the Director, Financial Services with respect to this matter; and,
- b) the Audit Findings Report 2020 as prepared by KPMG for the year ending December 31, 2020, BE RECEIVED, it being noted that the Audit Committee received a presentation from KPMG with respect to this matter.

**Motion Passed**

- a. 2020 Financial Statements
- b. Audit Findings Report to the Audit Committee for the Year Ending December 31, 2020

4.2 Request for Proposal Internal Audit Services

That, on the recommendation of the Deputy City Manager, Finance Supports the following actions be taken with respect to internal audit services:

- a) the report dated June 16, 2021 titled "Request for Proposal Internal Audit Services" which outlines the scope of work including timelines and

general parameters included in the Request for Proposal (RFP) for internal audit services BE RECEIVED;

b) the striking of an Internal Audit Services Evaluation Committee BE APPROVED consisting of: Audit Committee Chair; Audit Committee Vice Chair; a representative from the City Manager's office and from the Finance Supports Service Area; Deputy City Manager, Finance Supports; with support by appropriate members of the Civic Administration including Purchasing & Supply; and,

c) the City Clerk BE DIRECTED to establish an additional meeting of the Audit Committee in October 2021 to complete the RFP evaluation process.

**Motion Passed**

4.3 Internal Audit Summary Update

That the communication dated June 16, 2021, from Deloitte, with respect to the internal audit summary update, BE RECEIVED.

**Motion Passed**

4.4 Internal Audit Dashboard as at June 4, 2021

That the communication from Deloitte, regarding the internal audit dashboard as of June 4, 2021, BE RECEIVED.

**Motion Passed**

4.5 Revised Internal Audit Plan - 2021

That the Revised Internal Audit Plan - FY 2021 from Deloitte dated June 16, 2021, BE APPROVED.

**Motion Passed**

4.6 Audit Committee Observation Summary as at June 4, 2021

That the revised attached Observation Summary from Deloitte, as of June 15, 2021, BE RECEIVED.

**Motion Passed**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

That the meeting be adjourned.

**Motion Passed**

The meeting adjourned at 12:45 PM.





**REVISED JUNE 15, 2021**

**City of London Audit Committee Observation Summary  
As at June 15, 2021**

LEGEND		
Observations closed		All observations have been addressed by management
Remediation in progress		Observations in progress are being addressed by management including observations where initial timeline was missed but a plan is in place for remediation that appears acceptable
Remediation in progress - exceptions noted		Management has missed implementation deadlines for observations and no adequate resource plan has been identified
Management accepts the risk		Management has accepted the remaining risk

Report Summary				Observation Status for Management Action Plans due May, 2021.						
Internal Audit Plan Year	Report	Report Issue Date	Total High & Medium Observations	Observations Closed Per Management	Closed Per Internal Audit	In Progress Observations (Not Due)	Past Due Observations	Observations Closed by IA Since January 2021 update	Estimated completion in prior update (Jan 21)	Current Estimated Completion
2017/2018	Parking Revenue Generation Assessment	Jun-18	6	3	3	0	3	0	Feb-21	Mar-22
2017/2018	Homeless Prevention Assessment	Oct-18	4	4	4	0	0	0	Apr-21	Complete
2017/2018	Construction Procurement Process Assessment	Aug-19	8	6	6	0	2	0	Jun-21	Jun-21
<b>Sub-total 2017/2018 reports</b>			<b>18</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>5</b>	<b>0</b>		
2019	Dearness Home Process Assessment	Feb-20	4	0	0	0	4	0	Jun-22	Jun-22
2019	Computerized Maintenance Management System Review	Jan-20	9	9	9	0	0	1	Mar-21	Complete
<b>Sub-total 2019 reports</b>			<b>13</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>1</b>		
2020	Class Replacement (Perfectmind) Reconciliation Process Review	Jan-21	1	0	0	1	0	0	Oct-21	Oct-21
2020	Assumptions and Securities Process Assessment	Jan-21	1	0	0	1	0	0	Oct-21	Sep-22
<b>Sub-total 2020 reports</b>			<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>		
<b>Total High and Medium observations</b>			<b>33</b>	<b>22</b>	<b>22</b>	<b>2</b>	<b>9</b>	<b>1</b>		

**Closed per Management:** Management has indicated that action plans due to be acted upon by June 2021 are complete.

**Closed per IA:** Internal Audit has validated Management's assertions of observation closure through review of evidence.

**In Progress Observations:** Management action plans due beyond June 2021 are underway or management has asserted observations are closed but Internal Audit has not yet validated.

**Past Due Observations:** Actions plans due by June 2021 have not been fully acted upon.

**Observations Closed by Internal Audit since last update:** Management has indicated in the current period that action plans are complete and Internal Audit has validated through review of evidence.

**Notes:**

None

Bill No. 291  
2021

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 6<sup>th</sup> day of July,  
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 July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

Bill No. 292  
2021

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

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc.

WHEREAS London Hydro Inc. is a corporation incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16;

AND WHEREAS subsection 104(1)(b) of the *Business Corporations Act* provides that a resolution in writing dealing with all matters required by this Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of this Act relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London Hydro Inc.;

AND WHEREAS Subsection 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 5(3) of the *Municipal Act, 2001* 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. The Annual Resolutions of the Shareholder of London Hydro Inc. for the fiscal year ended December 31, 2020, attached as Schedule "1" are ratified and confirmed.
2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.
3. This by-law comes into force on the day it is passed.

PASSED in Open Council on the 6th day of July, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

## SCHEDULE "1"

### LONDON HYDRO INC. (the "Corporation")

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the "Act") provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following resolutions, signed by the sole shareholder of the Corporation entitled to vote thereon, are hereby passed pursuant to the provisions of the Act:

#### **FINANCIAL STATEMENTS**

It is hereby acknowledged that the balance sheet of the Corporation as at December 31, 2020, and the other audited financial statements, together with Auditors' Report, of the Corporation for the financial year ended on such date have been received by the undersigned shareholder of the Corporation.

#### **ELECTION OF DIRECTORS**

WHEREAS pursuant to an Amended and Restated Shareholder Declaration, as amended (the "Amended and Restated Shareholder Declaration"), the board of directors of the Corporation shall consist of seven directors, six of which shall be composed of various classes of directors, each serving for a three-year term, and the seventh member of the fourth class shall serve as the representative of the municipal council of The Corporation of the City of London;

AND WHEREAS the terms of the directors that are members of the third class expire at the annual meeting of shareholders held in 2021 pursuant to paragraph 4.4 of the Shareholder Declaration;

NOW THEREFORE BE IT RESOLVED THAT:

1. Each of the following persons, being directors that are members of the third class pursuant to paragraph 4.4 of the Amended and Restated Shareholder Declaration, are hereby elected as a director of the Corporation to hold office for a term with the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<b><u>Class</u></b>	<b><u>Name of Director</u></b>	<b><u>Term</u></b>
Third	Andrew Hrymak	the close of the annual meeting of the shareholders to be held in 2024 for the financial year ending December 31, 2023
Third		the close of the annual meeting of the shareholders to be held in 2024 for the financial year ending December 31, 2023.

**CONFIRMATION OF CONTINUING TERMS**

2. Each of the following persons, being directors that are members of the first, second and fourth class, as provided for below, pursuant to paragraph 4.4 of the Shareholder Declaration, is hereby confirmed as having a term continuing until the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

<b><u>Class</u></b>	<b><u>Name of Director</u></b>	<b><u>Term</u></b>
First	Gabriel Valente	the close of the annual meeting of shareholders to be held in 2022 for the financial year ending December 31, 2021
First	Jack Smit	the close of the annual meeting of shareholders to be held in 2022 for the financial year ending December 31, 2021
Second	Connie Graham	the close of the annual meeting of shareholders to be held in 2023 for the financial year ending December 31, 2022
Second	Guy Holburn	The close of the annual meeting of the shareholders to be held in 2023 for the financial year ending December 31, 2022
Fourth	Michael van Holst	the term ending November 15, 2022

**APPOINTMENT OF AUDITORS**

3. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**The Corporation of the City of London**

By: \_\_\_\_\_  
Name: Ed Holder  
Title: Mayor

By: \_\_\_\_\_  
Name: Catharine Saunders  
Title: City Clerk

Bill No. 293  
2021

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

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc.

WHEREAS London & Middlesex Community Housing Inc. is incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16 (the “BCA”);

AND WHEREAS subsection 104(1)(b) of the BCA provides that a resolution in writing dealing with all matters required by the BCA to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the BCA relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London & Middlesex Community Housing Inc.;

AND WHEREAS Subsection 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 5(3) of the *Municipal Act, 2001* 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. The Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. for the fiscal year ended December 31, 2020, attached as Schedule “1” are ratified and confirmed.
2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

## SCHEDULE "1"

### LONDON & MIDDLESEX COMMUNITY HOUSING INC. (the "Corporation")

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the "Act") provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following special resolution, signed by the sole shareholder of the Corporation entitled to vote thereon, is hereby passed pursuant to the Act:

#### **FINANCIAL STATEMENTS**

It is hereby acknowledged that the balance sheet of the Corporation as at December 31, 2020, and the other audited financial statements, together with Auditors' Report, of the Corporation for the financial year ended on such date have been received by the undersigned shareholder of the Corporation.

#### **ELECTION OF DIRECTORS**

WHEREAS the articles of the Corporation provide that the Corporation shall have a nine (9) directors;

NOW THEREFORE BE IT RESOLVED AS A RESOLUTION THAT:

1. The composition of the Board of Directors of the Corporation be set at nine (9) members appointed by the City of London Municipal Council as follows: two (2) members of City of London Municipal Council; one (1) member of the County of Middlesex Council; four (4) members of the community-at-large; and two (2) tenants of London Middlesex & Community Housing Inc;

2. In appointing members to the Board of Directors, consideration should be given to reflecting the diversity of the community that the London & Middlesex Community Housing Inc. serves and due regard should be given to the following qualifications of applicants to ensure that the Board collectively represents a range of relevant skills and expertise including with respect to:

- Knowledge of the field of social housing, including the legislative and regulatory environment governing social housing
- Financial and legal knowledge
- Experience in asset management, building sciences, construction, land development
- Property management
- Community development
- Labour relations
- Lived experience
- Corporate governance, including strategic planning, human resources
- Tenant support for individuals with unique needs (e.g. mental health, addictions, accessibility, violence, trauma, etc.)

The skillsets noted above set out an inventory of the ideal skills, experiences, expertise, and leadership characteristics that will help to guide the board recruitment and move the organization forward. The listing of qualifications reflects the spectrum of desired knowledge, experience and skillsets and should not be interpreted as a listing of priorities or primacy of importance.

3. The term of appointment of Board Directors reflects staggered appointments by class in order to support board and organization continuity, stability and knowledge transfer. The Directors shall hold office until their successor is elected. The following outlines the Directors terms:

Class	Director	Term
First	Aynsley Anderson	The close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2021
First	John Millson	The close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2021
Second	Tammy Brooks (Tenant)	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024
Second	Shellie Chowns	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024
Third	Maria Manno (Tenant)	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Third	Gary Bezaire	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Fourth	Adrian Cornelissen County of Middlesex	The term of Municipal Council – November 15, 2022
Fourth	Councillor Michael van Holst	The term of Municipal Council – November 15, 2022
Fourth	Councillor Phil Squire	The term of Municipal Council – November 15, 2022

Notwithstanding the Terms set out above for the period of one year from the date of appointment two (2) members of the Interim Board of Directors shall be appointed as First Class Directors.

Tenant and community-at-large directors shall serve staggered terms with a maximum number of reappointments of eight consecutive years in total. Reappointments for another term may be submitted to the Shareholder for consideration.

#### **APPOINTMENT OF AUDITORS**

4. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

#### **The Corporation of the City of London**

By: \_\_\_\_\_  
Name: Ed Holder  
Title: Mayor

By: \_\_\_\_\_  
Name: Catharine Saunders  
Title: City Clerk



Bill No. 294  
2021

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

A by-law to approve demolition of abandoned building with municipal address of 120 Weston Street under the Property Standards provisions of the Building Code Act.

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

AND WHEREAS section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

AND WHEREAS Council has passed Property Standards By-law CP-24 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

AND WHEREAS section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

AND WHEREAS section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

AND WHEREAS Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

AND WHEREAS a property standards order has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

AND WHEREAS the City's Chief Municipal Law Enforcement Officer has reported to Council setting out the reasons for the proposed demolition;

AND WHEREAS Municipal Council wishes to cause the property to be demolished;

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

1. The demolition of an abandoned building at municipal address of 120 Weston Street, City of London is approved, and the property shall be cleared of all identified buildings, structures, debris or refuse and left in a graded and levelled condition, in accordance with the City of London Property Standards By-law and *Building Code Act*.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on July 6, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First reading - July 6, 2021  
Second reading - July 6, 2021  
Third Reading - July 6, 2021

Bill No. 295  
2021

By-law No. C.P.-\_\_\_\_-\_\_\_\_

A by-law to exempt from Part-lot Control, lands located at 1620 Noah Bend, legally described as Block 95 in Registered Plan 33M-733.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Kenmore Homes (London) Inc., it is expedient to exempt lands located at 1620 Noah Bend, legally described as Block 95 in Registered Plan 33M-733, from Part-lot Control;

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

1. Block 95 in Registered Plan 33M-733, located at 1620 Noah Bend, is hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit street townhouse units in conformity with the Residential R4 Special Provision (R4-4(4)) Zone of the City of London Zoning By-law No. Z.-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

Bill No. 296  
2021

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

A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Dingman Drive Improvements Project.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the Dingman Drive Improvements Project;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Dingman Drive Improvements Project; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Chief Enquiry Officer, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

**APPENDIX "A"**

**To By-law L.S.P.- \_\_\_\_\_ - \_\_\_\_**

**DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE DINGMAN DRIVE IMPROVEMENTS PROJECT**

The following lands are required in fee simple:

- Parcel 1: Part of Lot 16, Concession 3, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 9 on Plan 33R-20902 being Part of PIN 08204-0199(LT)
  
- Parcel 2: Part of Lot 17, Concession 4, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20902, being Part of PIN 08204-0086(LT)

**APPENDIX "B"**

To By-law L.S.P.- \_\_\_\_\_ - \_\_\_\_

**EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26**

**NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND**  
*Expropriations Act*

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being Part of Lot 16, Concession 3, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 9 on Plan 33R-20902 being Part of PIN 08204-0199(LT); Part of Lot 17, Concession 4, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20902, being Part of PIN 08204-0086(LT) for the purpose of the Dingman Drive Improvements Project.

**NOTICE IS HEREBY GIVEN** that application has been made for approval to expropriate the following lands described as follows:

- Parcel 1: Part of Lot 16, Concession 3, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 9 on Plan 33R-20902 being Part of PIN 08204-0199(LT)
- Parcel 2: Part of Lot 17, Concession 4, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20902, being Part of PIN 08204-0086(LT)

Any owner of land in respect of which notice is given who desires an inquiry into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;
- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London  
City Hall  
300 Dufferin Avenue  
P.O. Box 5035  
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

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CATHARINE SAUNDERS  
CITY CLERK



Bill No. 297  
2021

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

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Hamilton Road and Highbury Avenue North)

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 Hamilton Road and Highbury Avenue North, namely:

“Part of Lots 23, 24, 25, 26, 27 and 28 on Registered Plan 626, in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-20669.”

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

PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021



# LOCATION MAP



 SUBJECT LANDS

Bill No. 298  
2021

By-law No. W.-5658(\_\_)-\_\_

A by-law to amend by-law No. W.-5658-89  
entitled, "A by-law to authorize project TS1335  
– Intersection – Sunningdale-Hyde Park  
Roundabout"

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.-5658-89 passed on March 24, 2020, to authorize an increase in the net amount of monies to be debentured for the "A by-law to authorize project TS1335 – Intersection – Sunningdale-Hyde Park Roundabout";

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 \$459,823.00 from \$44,865.00 to \$504,688.00
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

Bill No. 299  
2021

By-law No. W.- \_\_\_\_\_

A by-law to authorize White Oak Upgrades –  
Exeter Road to 400m South (project TS1366)

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;

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

1. “White Oak Upgrades – Exeter Road to 400m South (project TS1366)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$37,858.00
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

Bill No. 300  
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 135 Villagewalk Boulevard.

WHEREAS 2560334 Ontario Limited has applied to remove the holding provisions from a portion of the zoning for the lands located at 135 Villagewalk Boulevard, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 135 Villagewalk Boulevard, as shown on the attached map, to remove the h and h-99 holding provisions so that the zoning of the lands as a Business District Commercial Special Provision (BDC(25)) Zone come into effect.
2. This By-law shall come into force and effect on the day it is passed.

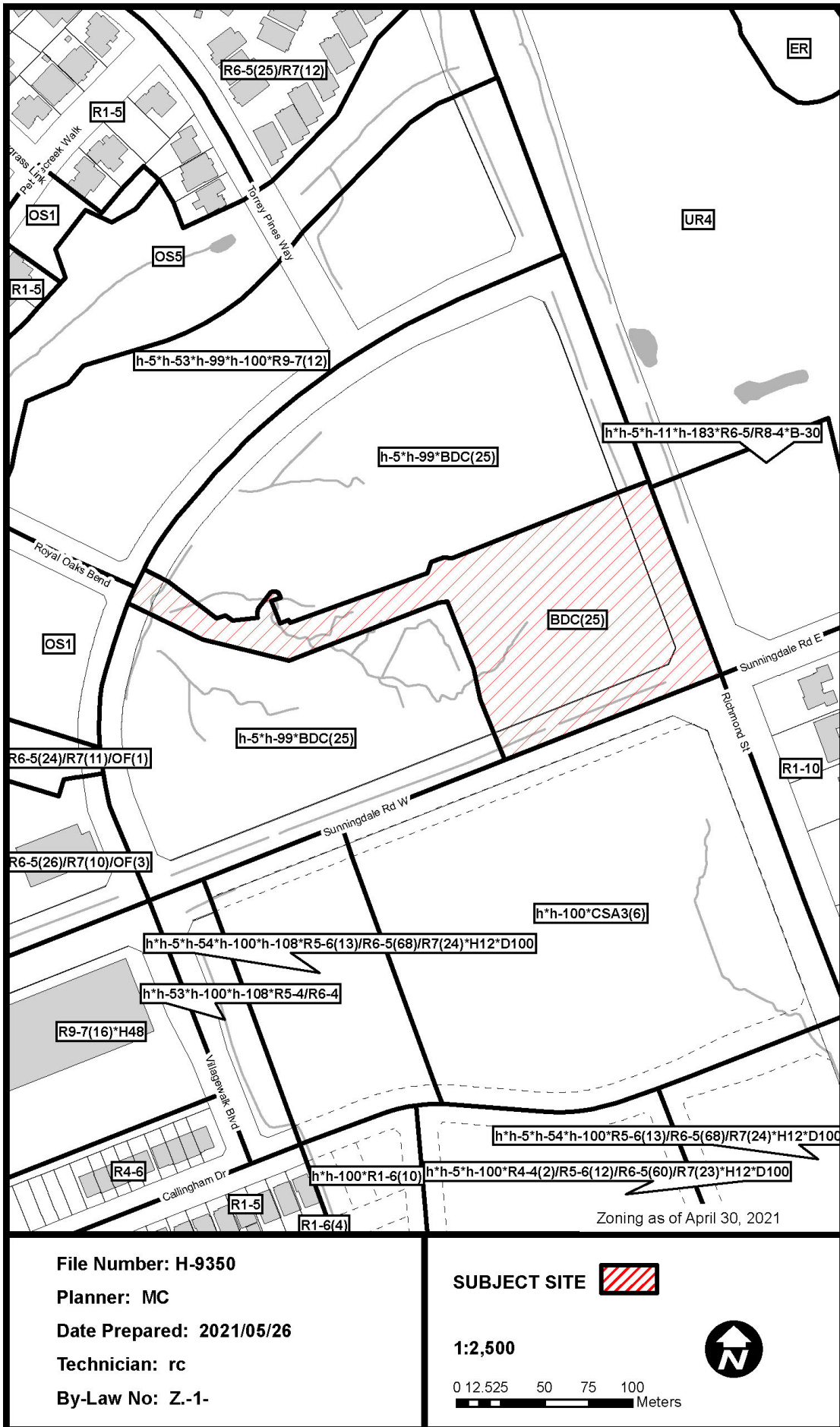
PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

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



Zoning as of April 30, 2021

File Number: H-9350  
 Planner: MC  
 Date Prepared: 2021/05/26  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



Geodatabase

Bill No. 301  
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 915 - 919  
Commissioners Road East.

WHEREAS 2781033 Ontario Inc. has applied to rezone an area of land located at 915-919 Commissioners Road East, as shown on the map attached to this by-law, as set out below.

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 915-919 Commissioners Road East, as shown on the attached map, from a Restricted Office/Highway Service Commercial (RO2/HS) Zone to a Restricted Office Special Provision/Highway Service Commercial Special Provision (RO2(\_)/HS(\_)) Zone.

2. Section Number 27.4 of the Highway Service Commercial Zone is amended by adding the following special regulations:

HS ( ) 915-919 Commissioners Road East

a) Additional Permitted Use:

i) Retail Store up to a maximum gross floor area of 111 m<sup>2</sup> in existing building at 919 Commissioners Road East.

b) Regulations:

Off-street Parking for all permitted uses in the existing buildings:  
Fifty-one (51) spaces

3. Section Number 18.4 of the Restricted Office Zone is amended by adding the following special regulations:

RO2( ) 915-919 Commissioners Road East

a) Regulations:

Off-street Parking for all permitted uses in the existing buildings:  
Fifty-one (51) spaces

4. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, either upon the date of the passage of this by-law or as otherwise provided by the said section.

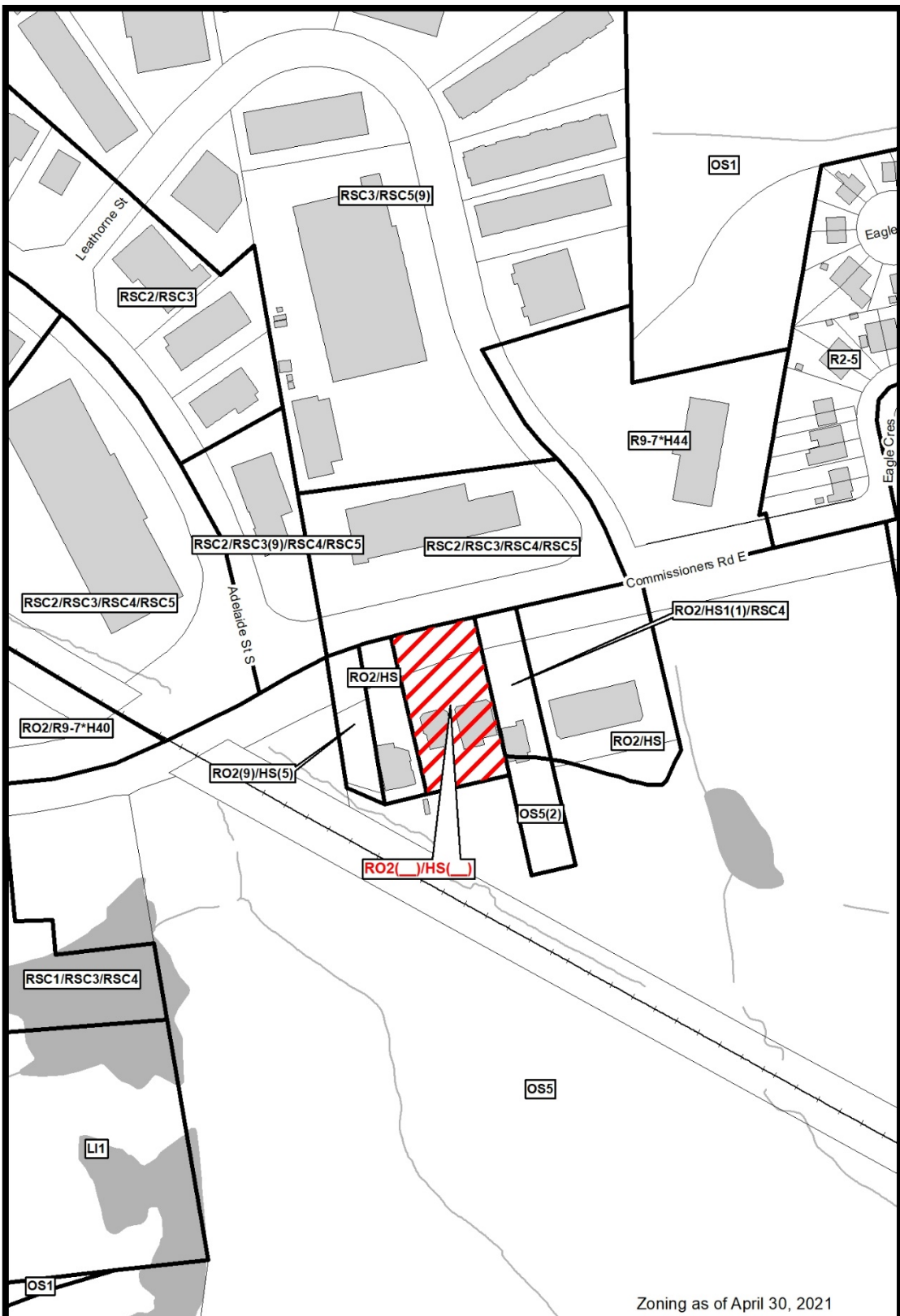
PASSED in Open Council on July 6, 2021.


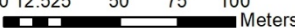

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

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



<p>File Number: Z-9334                  Planner: LS                  Date Prepared: 2021/05/25                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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Geodatabase

Bill No. 302  
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 193 Queens Avenue.

WHEREAS Farhi Holdings Corporation has applied to rezone an area of land located at 193 Queens Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 193 Queens Avenue, as shown on the attached map comprising part of Key Map No. A107, from a Holding Downtown Area (h-3\*DA1\*D350) Zone and a Holding Downtown Area (h-3\*DA2\*D350) Zone to a Holding Downtown Area/Temporary (h-3\*DA1\*D350/T-\_) Zone and a Holding Downtown Area/Temporary (h-3\*DA2\*D350/T-\_) Zone.

2. Section Number 50.2. of the Temporary Use (T) Zone is amended by adding a new Temporary Use (T) Zone for the property known as 193 Queens Avenue:

T-\_ 193 Queens Avenue

A commercial surface parking lot is permitted at 193 Queens Avenue, comprising part of Key Map No. A107, for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning July 6, 2021.

3. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on July 6, 2021.

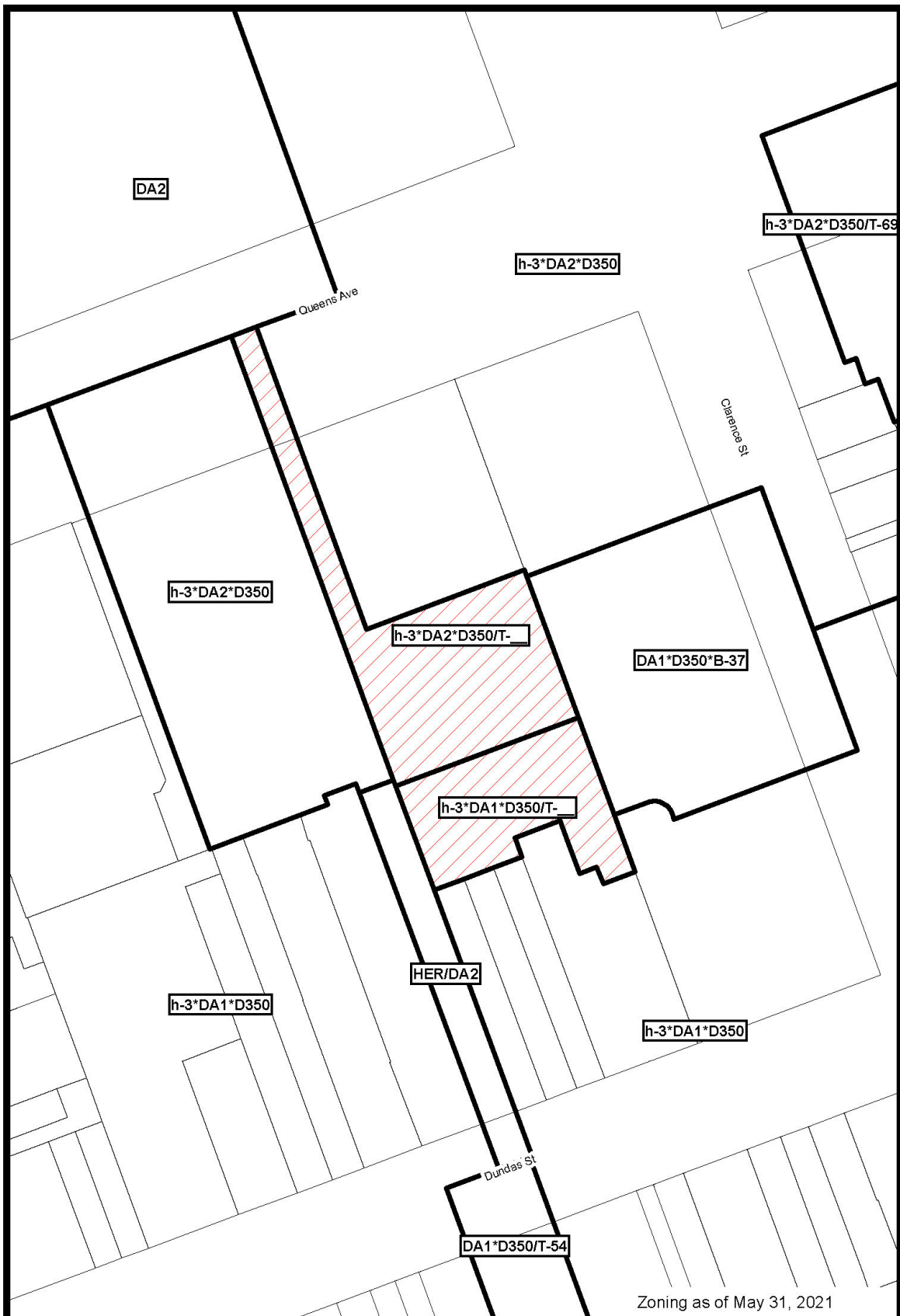
Ed Holder  
Mayor

Catharine Saunders  
City Clerk


First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021



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




File Number: TZ-9327  
 Planner: BD  
 Date Prepared: 2021/06/02  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters



Geodatabase

Bill No. 303  
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 1810, 1820, 1840  
and 1850 Adelaide Street North.

WHEREAS Stoney Creek Commercial Centre c/o York Developments has applied to rezone an area of land located at 1810, 1820, 1840 and 1850 Adelaide Street North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1810, 1820, 1840 and 1850 Adelaide Street North, as shown on the attached map comprising part of Key Map No. A103, from a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4( )/NSA5) Zone.
2. Section Number 23.4 of the Neighbourhood Shopping Area (NSA4) Zone is amended by adding the following Special Provision:  
  
NSA4( )      1810, 1820, 1840 and 1850 Adelaide Street North  
  
a) Regulation[s]:  
  
i) Maximum Gross Floor Area of 952m<sup>2</sup> (10,247 sq.ft.) for all specific individual uses except for Food Stores and Restaurants.
3. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.
4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, either upon the date of the passage of this by-law or as otherwise provided by the said section.

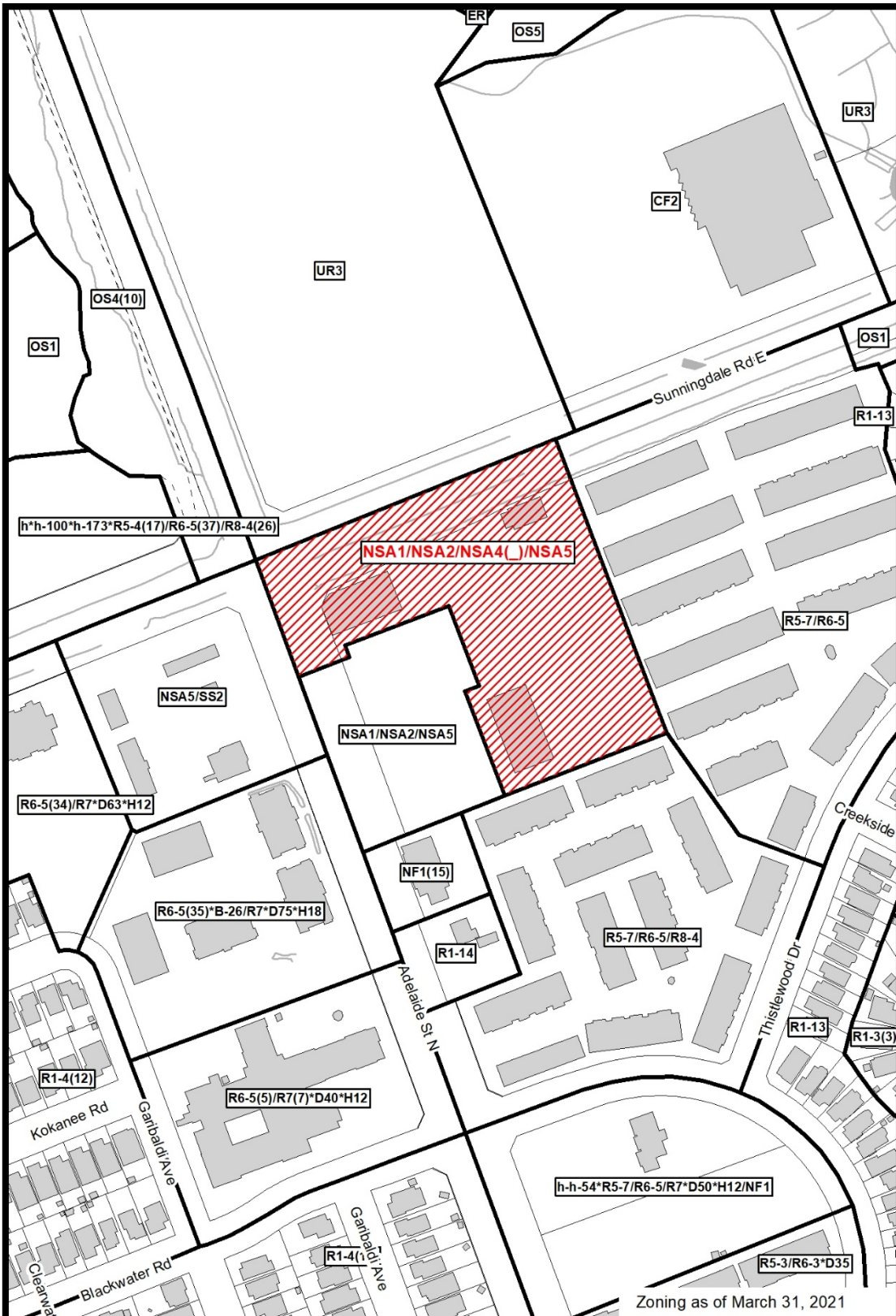
PASSED in Open Council on July 6, 2021.


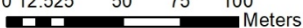

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

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



<p>File Number: Z-9312                  Planner: JL                  Date Prepared: 2021/04/27                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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Geodatabase