



# Council Agenda Including Addeds

3rd Meeting of City Council

January 25, 2022, 4:00 PM

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. Solicitor-Client Privilege / Litigation or Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal (“OLT”), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/2/PEC)

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. (6.1/2/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. (6.2/2/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. (6.3/2/CSC)	
4.5.	Personal Matters/Identifiable Individual / Labour Relations	
	A personal matter about an identifiable individual, including municipal or local board employees and labour relations. (6.4/2/CSC)	
4.6.	Labour Relations/Employee Negotiations	
	A matter pertaining to labour relations and employee negotiations. (6.1/2/SPPC)	
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6. (2.5) London Downtown Business Association 2022 Proposed Budget –Municipal Special Levy (Relates to Bill No. 69)
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13. (5.1) Application - Issuance of Proclamation - National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia

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<b>9.</b>	<b>Added Reports</b>	
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<b>11.</b>	<b>Enquiries</b>	
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	By-laws to be read a first, second and third time:	
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13.8.	Bill No. 72 By-law No. CPOL.- _____ - _____  A by-law to amend By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy” by deleting and replacing Schedule “A”. (4.3/2/CSC)	156
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13.15.	Bill No. 79 By-law No. Z.-1-22	180

	A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning of lands located at 1150 Fanshawe Park Road East. (2.2/2/PEC)	
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13.21.	Bill No. 85 By-law No. Z.-1-22	206
	A by-law to amend By-law No. Z.-1 to rezone an area of land located at 257-263 Springbank Drive. (3.5b/2/PEC)	

**14. Adjournment**



## Council Minutes

2nd Meeting of City Council  
December 21, 2021, 4:00 PM

Present: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, S. Hillier

Also Present: M. Schulthess, K. van Lammeren

Remote Attendance: L. Livingstone, A. Anderson, A. Barbon, G. Barrett, B. Card, S. Corman, J. Davison, K. Dickins, O. Katolyk, G. Kotsifas, J.P. McGonigle, K. Murray, K. Scherr, C. Smith, B. Warner, B. Westlake-Power

The meeting is called to order at 4:02 PM; it being noted that all members, except Mayor E. Holder, were in remote attendance.

### 1. Disclosures of Pecuniary Interest

Councillor M. Salih discloses a pecuniary interest in item 4, clause 2.2 of the 1st Report of the Community and Protective Services Committee, having to do with an Agreement for London and Middlesex Local Immigration Partnership with Immigration, Refugees and Citizenship Canada, by indicating that he is an employee of the Federal Government.

Councillor S. Turner discloses a pecuniary interest in items 10, 11 and 12, of the 1st Report of the Strategic Priorities and Policy Committee, specific to clauses 4.8, 4.9 and 4.10, with respect to any direct connection(s) to the London Public Library (LPL), by indicating that his wife is an LPL employee.

Councillor J. Helmer discloses a pecuniary interest specific to items 10 and 11, of the 1st Report of the Strategic Priorities and Policy Committee, specific to clauses 4.8 and 4.9 with respect to any direct connection(s) to the municipal golf system by indicating that his father employed by golf course owners association of which the City of London is a member.

Councillor P. Van Meerbergen discloses a pecuniary interest in the 1st Report of the Strategic Priorities and Policy Committee, specific to budget items related to childcare by indicated that his wife owns/operates a childcare business.

Councillor M. Hamou discloses a pecuniary interest with respect to item 6.1, having to do with a communication from York Development, and items 22 (3.9) and 25 (4.3) of the Planning Environment Committee, having to do with York Development, by indicating that a relative is involved with the project. Councillor M. Hamou further discloses a pecuniary interest in item 19 (3.6) of the 1st Report of the Planning and Environment Committee, having to do with an application at 978 Gainsborough Road, by indicating that she has worked on the project.

### 2. Recognitions

None.

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

None.

Motion made by: P. Van Meerbergen

Seconded by: S. Lewis

That pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda BE APPROVED to provide for Stage 4, Council, In Closed Session, and Stage 9, Added Reports, to be considered after Stage 13, By-laws.

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

**Motion Passed (15 to 0)**

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

Motion made by: J. Fyfe-Millar  
Seconded by: M. Hamou

That the Minutes of the 1st Meeting held on December 7, 2021, BE APPROVED.

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

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

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

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

**6.1 Environmental Management Guidelines**

**1. York Developments**

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

Recuse: (1): M. Hamou

**Motion Passed (14 to 0)**

Motion made by: P. Van Meerbergen  
Seconded by: J. Fyfe-Millar

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

**6.2 Public Notice Policy Amendment**

**1. B. Benedict and AM. Valastro**

**2. AM. Valastro**

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

**Motion Passed (15 to 0)**

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

None.

**8. Reports**

8.1 1st Report of the Civic Works Committee

Motion made by: E. Pelozá

That the 1st Report of the Civic Works Committee BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozá, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelozá

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice-Chair for the term ending November 14, 2022

Motion made by: E. Pelozá

That Councillor J. Fyfe-Millar BE ELECTED Vice-Chair of the Civic Works Committee for the term ending November 14, 2022.

**Motion Passed**

3. (2.1) 10th Report of the Transportation Advisory Committee

Motion made by: E. Pelozá

That the 10th Report of the Transportation Advisory Committee, from its meeting held on November 30, 2021, BE RECEIVED.

**Motion Passed**

4. (2.3) Highbury Avenue South Rehabilitation Project

Motion made by: E. Pelozá

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated December 14, 2021, related to the appointment of a Consulting Engineering for the Highbury Avenue South Rehabilitation Project from the Wenige Expressway Bridge to Highway 401:

- a) Parsons Inc. BE APPOINTED Consulting Engineers to update and complete the detailed design, and provide assistance with the tendering for the rehabilitation of Highbury Avenue South (Wenige Expressway Bridge to Highway 401) in the amount of \$284,178.00, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this appointment 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 appointment;

d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the Consultant for the work; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, including MTO or utility agreements, if required, to give effect to these recommendations. (2021-T08)

**Motion Passed**

5. (2.2) Supply and Delivery of Transit Signal Priority and Emergency Vehicle Preemption System

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 December 14, 2021, related to RFP21-08 Transit Signal Priority and Emergency Vehicle Preemption System:

a) Applied Information Inc. BE AWARDED the contract to supply and deliver intersection detection systems in the amount of \$1,791,375.50, excluding HST, in accordance with Section 12.2 (b) of the City of London's Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report 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 with the Contractor for the work; and,

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-P16/F05A)

**Motion Passed**

6. (2.4) Unwanted Water: Quantifying Inflow and Infiltration in London's Wastewater Sewer System

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated December 14, 2021, with respect to the impacts of the City's unwanted water issues BE RECEIVED for information. (2021-E03)

**Motion Passed**

7. (4.1) A Conceptual Framework for Regional Transportation in London

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated December 14, 2021, related to regional transportation in Southwestern Ontario:

- a) the conceptual framework for regional transportation as presented in the above-noted staff report BE ENDORSED; and,
- b) the Civic Administration BE AUTHORIZED to use the conceptual framework as a basis for discussions with the Province of Ontario and municipalities to advance provincial participation in regional transportation in Southwestern Ontario;

it being noted that the staff presentation and a communication from R. Chambers, SCOR EDC, with respect to this matter, were received. (2021-T10)

**Motion Passed**

8. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at December 6, 2021, BE RECEIVED.

**Motion Passed**

- 8.2 1st Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 1st Report of the Planning and Environment Committee BE APPROVED, excluding items 19 (3.6), 22 (3.9) and 25 (4.3).

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

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice Chair for the Term ending November 14, 2022

Motion made by: A. Hopkins

That Councillor S. Lehman BE ELECTED as Vice-Chair for the term ending November 14, 2022.

**Motion Passed**



3. (2.1) 355 Middleton Avenue (H-9363) (Relates to Bill No. 52)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., relating to the property located at 355 Middleton Avenue, the proposed by-law appended to the staff report dated December 13, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential Special Provision R5 (h\*h-100\*h-198\*R5-4(23)) and a Holding Residential Special Provision R6 (h\*h-100\*h-198\*R6-5(51)) Zone TO a Residential Special Provision R5 (R5-4(23)) and a Residential Special Provision R6 (R6-5(51)) to remove the h, h-100 and h-198 holding provisions. (2021-D09)

**Motion Passed**

4. (2.2) 890 Upperpoint Avenue (H-9392) (Relates to Bill No. 53)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., relating to the property located at 890 Upperpoint Avenue, the proposed by-law appended to the staff report dated December 13, 2021 BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R1 (h\*R1-4) Zone TO a Residential R1 (R1-4) Zone. (2021-D09)

**Motion Passed**

5. (2.3) 890 Upperpoint Avenue (P-9358)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Sifton Properties Ltd., to exempt Block 141, Plan 33M-754 and Block 42, Plan 33M-810 from Part-Lot Control:

- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated December 13, 2021 BE INTRODUCED at a future Council meeting, to exempt Block 141, Plan 33M-754 and Block 42, Plan 33M-810 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to registered subdivision agreements and are zoned Holding Residential R1 (h\*R1-4) in Zoning By-law No. Z.-1, which permits single detached dwellings;
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 141, Plan 33M-754 and Block 42, Plan 33M-810 as noted in clause a) above:
  - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City

Policy;

- ii) the applicant submit a draft reference plan to the Planning and Development for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
- iii) the applicant submits to the City a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
- iv) the applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
- v) the applicant submit to the Deputy City Manager, Environment and Infrastructure or designate for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
- vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
- vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- viii) the applicant shall obtain confirmation from the City that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from the City of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the Deputy City Manager, Environment and Infrastructure that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;
- xii) that on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question. (2021-D25)

**Motion Passed**

6. (2.4) 1478 Westdel Bourne (H-9411) (Relates to Bill No. 54)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Stantec Consulting c/o Amelia Sloan, relating to lands located at 1478 Westdel Bourne, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council

meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan,) to change the zoning of the subject lands FROM a Holding Residential R6/R8 Special Provision (h-54•h-209•R6-5(77)/R8-4(64)) Zone TO a Residential R6/R8 Special Provision (R6-5(77)/R8-4(64)) Zone to remove the holding (h-54 and h-209) provisions. (2021-D09)

**Motion Passed**

7. (2.5) 1235 Fanshawe Park Road West (H-9287) (Relates to Bill No. 55)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Calloway REIT (Fox Hollow) Inc., relating to lands located at 1235 Fanshawe Park Road West, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 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 R8 Special Provision (h-147•R8-4(39)) Zone and a Holding Residential R8 Special Provision/Associated Shopping Area Commercial Special Provision (h-147•R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5)) Zone TO a Residential R8 Special Provision (R8-4(39)) Zone and a Residential R8 Special Provision/Associated Shopping Area Commercial Special Provision (R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5)) Zone to remove the holding (h-147) provision. (2021-D09)

**Motion Passed**

8. (2.7) 1225 Hyde Park Road (H-9419) (Relates to Bill No. 56)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Economic Development, based on the application by Motivity Land Incorporated, relating to the property located at 1225 Hyde Park Road, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 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 Restricted Service Commercial RSC1, RSC3, and RSC5 (h-17•RSC1/RSC3/RSC5) Zone TO a Restricted Service Commercial RSC1, RSC3, and RSC5 (RSC1/RSC3/RSC5) Zone. (2021-D09)

**Motion Passed**

9. (2.8) 1150 Byron Baseline Road (H-9424) (Relates to Bill No. 57)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Economic Development, based on the application by 2186121 Ontario Incorporated, relating to the property located at 1150 Byron

Baseline Road, the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R5-7 Special Provision (h-5\*h-183\*R5-7(12)) Zone TO a Residential R5-7 Special Provision (R5-7(12)) Zone. (2021-D09)

**Motion Passed**

10. (2.9) 613 Superior Drive (33M-680)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Economic Development, 2047790 Ontario Inc., the owner of the potential school site located on the south side of Superior Drive, north of Sunningdale Road East, municipally know as 613 Superior Drive and legally described as Block 103 on Registered Plan 33M-641, BE ADVISED that the City has no interest in acquiring the said property for municipal purposes. (2021-D09/S13)

**Motion Passed**

11. (2.10) 59 Albion Street (HAP21-79-L)

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the use of the NUVO Iron railing system on the front porch of the heritage designated property at 59 Albion Street within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- a) any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D. (2021-R01)

**Motion Passed**

12. (2.11) October, 2021 Building Division Monthly Report

Motion made by: A. Hopkins

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

**Motion Passed**

13. (2.6) Transit-Oriented Secondary Plan Prioritization

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the Transit-Oriented Secondary Plan Priority Areas,

appended to the staff report dated December 13, 2021 as Appendix "A", BE ENDORSED. (2021-D09)

**Motion Passed**

14. (3.1) 876 Wellington Road (Z-9380) (Relates to Bill No. 58)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 1985798 Ontario Inc., relating to the property located at 876 Wellington Road:

a) the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, (The London Plan, 2016) and the Official Plan for the City of London (1989)), to change the zoning of the subject property FROM a Highway Service Commercial Special Provision (HS(1)) Zone TO a Highway Service Commercial Special Provision (HS(\_)) Zone; and,

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 change in parking is minor in nature, the existing conditions plan circulated in the Notice of Application and Notice of Revised Application and Notice of Public Meeting accurately reflect the existing condition of the site, and no development or site alteration is proposed;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Rapid Transit Corridor Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Auto-Oriented Commercial Corridor designation; and,
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site. (2021-D09)

**Motion Passed**

15. (3.2) 4270 Lismer Lane (Z-9494) (Relates to Bill No. 59)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Goldfield Limited, relating to the property located at 4270 Lismer Lane, the proposed by-law appended to the staff report dated December 13, 2021 as

Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Holding Residential R8 (h\*h-100\*h-104\*h-198\*R8-4) Zone, TO an Holding Residential R5 Special Provision and R8 (h\*h-100\*h-104\*h-198\*R5-7( )/R8-4 Zone;

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

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

- the 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 Neighbourhood Place Type, 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 development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands. (2021-D09)

#### **Motion Passed**

16. (3.3) 1955 Jim Hebb Way (Z-9382) (Relates to Bill No. 60)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Foxwood Developments (London) Inc., relating to the lands located at 1955 Jim Hebb Way, the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6 (h\*h-54\*h-71\*h-100\*R5-6/R6-5) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-3•H20) Zone TO a Holding Residential Special Provision R5/R6 (h\*h-54\*h-71\*h-100\*R5-6( )/R6-5 Zone.

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

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

- the recommended zoning amendment is consistent with the Provincial Policy Statement (PPS), 2020, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and

- Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning amendment permits a use, form and intensity of residential development that conforms to the in-force policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designations;
  - the recommended zoning amendment will allow for a reduced front yard depth of main building on Henrica Avenue, a reduced exterior side yard setback of to the main building on Dyer Drive & Jim Hebb Way and reduced yard encroachments to patio projection from the street line;
  - the subject development block is of a size and shape suitable to accommodate the proposal. The recommended zoning amendment provides appropriate regulations to control the use and intensity of the building and ensure a well-designed development with appropriate mitigation measures; and,
  - the proposed uses, form, and intensity are considered appropriate and compatible with existing residential development in the surrounding neighbourhood. (2021-D09)

**Motion Passed**

17. (3.4) 506 Oxford Street East (OZ-9397) (Relates to Bill No.'s 43 and 61)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Sidhu McDowall Medicine Professional Corporation, relating to the property located at 506 Oxford Street East:

- a) the proposed by-law appended to the staff report dated December 13, 2021, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend the 1989 Official Plan to ADD a new policy to Section 10.1.3 – “Policies for Specific Areas” to a pharmacy on the subject lands; and,
- b) the proposed by-law appended to the staff report dated December 13, 2021, as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Residential R3/Office Conversion (R3-1/OC5) Zone TO a Residential R3/Office Conversion Special Provision (R3-1/OC5(\*)) Zone;

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

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

- the recommended amendments are consistent with the Provincial Policy Statement (PPS), 2020, for mixed use development within transit supportive areas;
- the recommended amendment conforms to the in-force policies of The London Plan, including the Key Directions and the Urban Corridor Place Type; and,
- the recommended amendment conforms with the 1989 Official

Plan, including permitting convenience commercial in mixed use areas and the criteria for specific area policies. (2021-D09)

**Motion Passed**

18. (3.5) 1408 Ernest Avenue (Z-9385) (Relates to Bill No. 62)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning & Development, based on the application by Paner House Inc., relating to the property located at 1408 Ernest Avenue, the proposed by-law appended to the staff report dated December 13, 2021, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 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 Restricted Office (RO2) Zone TO a Residential R8 Special Provision (R8-4( )) Zone;

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

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

- the 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 \*Neighbourhood Place Type policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation;
- the recommended amendment would facilitate reuse of the existing building with a use that is appropriate for the context of the site; and,
- the subject lands represent an appropriate location for intensification in the form of an apartment building, at an intensity that is appropriate for the site and surrounding area. (2021-D09)

**Motion Passed**

20. (3.7) 414-418 Old Wonderland Road (SPA20-103)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Four Fourteen Inc., relating to the property located at 414-418 Old Wonderland Road:

- 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 facilitate the construction of the proposed residential development; and,



b) the Approval Authority BE ADVISED that the Municipal Council has no issues with respect to the Site Plan Application, and that the Municipal 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 this matter;

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

it being further noted that the Municipal Council approves this application 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 Multi-family, Medium 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-D09)

### **Motion Passed**

21. (3.8) Environmental Management Guidelines (Relates to Bill No. 41)

That Item 21, clause 3.8, BE AMENDED by adding the following new part c):

"c) the bi-annual review as outlined in the Environmental Management Guidelines BE ADDED to the planning and Environment Committee Deferred Matters List:"

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Environmental Management Guidelines Update:

- a) the Environmental Management Guidelines appended to the staff report dated December 13, 2021 as Appendix 1 to Appendix "A", BE ADOPTED as a Municipal Guideline Document; and,
- b) the proposed by-law appended to the staff report dated December 13, 2021 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to adopt the Environmental Management Guidelines, appended to the staff report dated December 13, 2021, in accordance with London Plan policy 1713;

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

- a communication dated December 2, 2021, from S. Franke, Executive Director, London Environmental Network;

- a communication dated December 2, 2021, from J. Hanbuch, The Urban League of London;
- a communication dated December 6, 2021, from B. Samuels, Member, Environmental and Ecological Planning Advisory Committee; Coordinator, London Bird Team and PhD Candidate, Department of Biology, The University of Western Ontario;
- a communication dated December 4, 2021, from D. Wake, Nature London; and,
- a communication dated December 9, 2021, from M. Wallace, Executive Director, London Development Institute;

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. (2021-D03)

**Motion Passed**

23. (4.1) 1st Report of the Advisory Committee on the Environment

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 10th report of the Advisory Committee on the Environment, from its meeting held on December 1, 2021:

a) the following comments, from the Advisory Committee on the Environment (ACE), BE FORWARDED to the Municipal Council through the Planning and Environment Committee for consideration, with respect to the Wharnccliffe Road South Expansion and 100 Stanley Street Relocation:

- the ACE recommends that the Wharnccliffe Road South Improvements project explore every possible avenue to avoid road widening to provide more traffic lanes for motor vehicles; it being noted that there are a number of alternative methods that provide better traffic flow and improved options outside of driving one's own personal vehicle (public transit, cycling, walking, etc.) and making this stretch the first of many projects to turn a stroad into proper transportation infrastructure;
- the ACE recommends that the Civic Administration be directed by Municipal Council to revisit the issue of moving the property located at 100 Stanley Street and to find a way to move the house across the street; and,
- the ACE encourages that, as we are in a climate crisis and have declared a climate emergency ourselves, means we must do everything possible to mitigate negative environmental impacts, for example demolishing homes and making room for more motor vehicles, is the exact antitheses to this declaration; and,

b) clauses 1.1, 2.1 and 2.2, inclusive, 3.1, 5.1, 5.3 and 5.4, inclusive, BE RECEIVED for information.

**Motion Passed**

24. (4.2) 9th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That the 9th Report of the Trees and Forests Advisory Committee, from its meeting held on November 24, 2021 BE RECEIVED for information.

**Motion Passed**

26. (5.1) Deferred Matters List

Motion made by: A. Hopkins

That the Deputy City Manager, Planning and Economic Development BE DIRECTED to provide current information related to the items on the Deferred Matters List to the Committee Clerk in order to update the List.

**Motion Passed**

27. (5.2) 1st Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 8, 2021:

a) on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the demolition request for the heritage designated property located at 50 King Street, located in the Downtown Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the Ontario Heritage Act subject to the following terms and conditions:

- prior to any demolition, photographic documentations and measured drawings of the existing building at 50 King Street be completed by the property owner and submitted to the satisfaction of the Director of Planning and Development;
- prior to any demolition, a demolition plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development demonstrating how the heritage attributes of adjacent cultural heritage resources are conserved, mitigating any potential direct or indirect adverse impacts, and implementing the recommendations of the Cultural Heritage Impact Assessment submitted as part of the demolition request, it being noted that should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required;
- prior to any demolition, a landscape plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development identifying work required to create a grass lawn on the property as an interim condition until any future redevelopment; no additional commercial and/or accessory parking will be permitted on the property as an interim use prior to the redevelopment of the property; the landscape plan should identify the cost of the work for the purpose of calculating a landscape security;
- a security for landscape be taken to ensure the condition above is implemented within an appropriate timeframe;
- prior to demolition, the plaques commemorating the opening of the Middlesex Municipal Building in 1959 and 50 King Street in

1986 be salvaged by the property owner; and,  
• efforts to commemorate the Middlesex Municipal Building and the Court House Block be addressed through any future Heritage Impact Assessment required for the site and integrated into any landscape plans for the broader site;

it being noted that a separate Heritage Impact Assessment will be required as part of a future planning application for the property and Heritage Alteration Permit approval will be required before the issuance of a Building Permit;

it being further noted that the site is an important cultural heritage landscape and should continue to be part of an institutional and public realm landscape in the Downtown Heritage Conservation District;

b) on the recommendation of the Deputy City Manager, Planning and Economic Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the use of the NUVO Iron railing system on the front porch of the heritage designated property located at 59 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following term and condition:

• any future repair, alterations, or replacement to the railing system require the implementation of the squared wooden spindles approved through HAP21-018-D;

it being noted that the communication, as appended to the Added Agenda, from C. Siemens, with respect to this matter, was received; and,

c) clauses 1.1, 2.1 to 2.4 inclusive, 3.1, 4.3, 4.4 and 5.1 BE RECEIVED for information.

#### **Motion Passed**

19. (3.6) 978 Gainsborough Road (Z-9247)

Motion made by: A. Hopkins

That items 19, 22 and 25, BE APPROVED.

19. (3.6) 978 Gainsborough Road (Z-9247)

That the application by Highland Communities Limited, relating to the property located at 978 Gainsborough Road BE REFERRED back to the Civic Administration for further consideration; it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

• the staff presentation;  
• a communication dated December 8, 2021 from H. Froussios, Senior Associate, Zelinka Priamo Ltd.; and,  
• a communication dated December 6, 2021 from M. Niglas;

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

## 22. (3.9) 50 King Street – Demolition Request

That, on the recommendation of the Deputy City Manager, Planning and Economic Development with the advice of the Heritage Planner, the demolition request for the heritage designated property at 50 King Street, located in the Downtown Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the Ontario Heritage Act subject to the following terms and conditions:

- a) prior to any demolition, photographic documentations and measured drawings of the existing building at 50 King Street be completed by the property owner and submitted to the satisfaction of the Director, Planning and Development.
- b) prior to any demolition, a demolition plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development demonstrating how the heritage attributes of adjacent cultural heritage resources are conserved, mitigating any potential direct or indirect adverse impacts, and implementing the recommendations of the Cultural Heritage Impact Assessment submitted as part of the demolition request, it being noted that should an area(s) identified as requiring further archaeological assessment be included within the work area for the demolition of the existing building at 50 King Street, further archaeological assessment shall be required;
- c) prior to any demolition, a landscape plan shall be prepared by the property owner and submitted to the satisfaction of the Director, Planning and Development identifying work required to create a grass lawn on the property as an interim condition until any future redevelopment. No additional commercial and/or accessory parking will be permitted on the property as an interim use prior to the redevelopment of the property. The landscape plan should identify the cost of the work for the purpose of calculating a landscape security;
- d) a security for landscape be taken to ensure condition c) is implemented within an appropriate timeframe;
- e) prior to demolition, the plaques commemorating the opening of the Middlesex Municipal Building in 1959 and 50 King Street in 1986 be salvaged by the property owner; and,
- f) efforts to commemorate the Middlesex Municipal Building and the Court House Block be addressed through any future Heritage Impact Assessment required for the site and integrated into any landscape plans for the broader site;

it being noted that a separate Heritage Impact Assessment will be required as part of a future planning application for the property and Heritage Alteration Permit approval will be required before the issuance of a Building Permit;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated December 8, 2021, from K. McKeating, President, Architectural Conservancy of Ontario, London Region, with respect to this matter;

it being further pointed out that at the public participation meeting associated with these matters, the individuals indicated on the ~~attached~~ public participation meeting record made oral submissions regarding these matters; (2021-R01/P10D)

25. (4.3) Request for Council Resolution, under Section 45(1.4) of Planning Act, R.S.O. 1990, c.P.13-1919-1929 Oxford Street West

That, the following actions be taken with respect to the property located at 1919-1929 Oxford Street West:

a) on the recommendation of the City Clerk, the report dated December 13, 2021 and entitled "Request for Council Resolution, under section 45(1.4) of the Planning Act, 1990, c. P.13 - 1919-1929 Oxford Street West" BE RECEIVED for information; and,

b) the request to accept a Minor Variance application relating to the property located at 1919-1929 Oxford Street West BE APPROVED. (2021-D13)

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

Recuse: (1): M. Hamou

**Motion Passed (14 to 0)**

8.3 1st Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 1st Report of the Community and Protective Services Committee BE APPROVED, excluding Item 4 (2.2).

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

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice-Chair for the term ending November 14, 2022

Motion made by: M. Cassidy

That Councillor J. Helmer BE ELECTED Vice-Chair of the Community and Protective Services Committee for the term ending November 14, 2022.

**Motion Passed**

3. (2.1) 9th Report of the Accessibility Advisory Committee

Motion made by: M. Cassidy

That the 9th Report of the Accessibility Advisory Committee, from the meeting held on November 25, 2021, BE RECEIVED

**Motion Passed**

5. (2.3) Administrative Monetary Penalties - Application to Municipal By-laws and Housekeeping Amendments (Relates to Bill No's. 42, 44, 45, 46 and 47)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated December 14, 2021, related to Administrative Monetary Penalties – Application to Municipal By-laws and Housekeeping Amendments:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend By-law A-54, as amended, for the purpose of applying the Administrative Monetary Penalties System By-law to various municipal by-laws;
- b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend By-law PS-112, referred to as the Off-Street Residential Parking By-law, to add a new section in Part 6;
- c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend By-law PH-15, referred to as the Idling Control By-law, to add a new section in Part 4;
- d) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend By-law C.P.-1555-252, referred to as the Tree Protection By-law, to add a new section in Part 14; and,
- e) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to amend By-law CP-22, referred to as the Boulevard Tree Protection By-law, to add a new section in Part 9. (2021-C01)

**Motion Passed**

6. (2.4) Single Source (SS21-49) Reaching Home Capital Projects (Relates to Bill No. 40)

Motion made by: M. Cassidy

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 December 14, 2021, related to Single Source (SS21-49) Reaching Home Capital Projects:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021, to:
  - i) authorize and approve the standard form Reaching Home: Canada's Homelessness Strategy Sub-Project Funding Agreement, to be entered into between the City of London and such entities who have been selected for funding for their sub-projects in accordance with the City's funding Agreement with Canada,

substantially in the form appended to the above-noted by-law;

ii) delegate authority, jointly and severally, to the Deputy City Manager, Social and Health Development, and their written designates, the discretionary power to insert the applicable required information in the above-noted Sub-Project Funding Agreement;

iii) delegate discretionary power to the Deputy City Manager, Social and Health Development, to approve the above-noted Agreement with the details inserted in subparagraph 2(a), and execute agreements which employ this form on the condition that the exercise of such powers is consistent with the Reaching Home: Canada's Homelessness Strategy guidelines and applicable agreements with Canada, and that the exercise of such powers does not require additional funding or is provided for in the City's current budget, and that does not increase the indebtedness or contingent liabilities of the City, subject to prior review and approval by the Manager of Risk Management;

iv) delegate discretionary power to the Deputy City Manager, Social and Health Development, and their written designates, jointly and severally, to authorize and approve such further and other documents, including amending agreements, that may be required in furtherance of the City of London's agreements with organizations that are consistent with the Reaching Home: Canada's Homelessness Strategy guidelines and applicable agreements with Canada and requirements contained in the standard form Sub-Project Funding Agreement approved in the above-noted by-law, and that do not require additional funding or are provided for in the City's current budget, and that do not increase the indebtedness or contingent liabilities of the City, subject to prior review and approval by the Manager of Risk Management; and,

v) delegate authority to the Deputy City Manager, Social and Health Development to execute such documents, including the above-noted amendments agreements;

b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this matter;

c) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into and/or amending Purchase of Service Agreements and/or Contribution Agreement with Agencies outlined in the above-noted staff report; and,

d) the Overview of Reaching Home Capital Project Funding Allocations, as appended to the above-noted staff report, BE RECEIVED. (2021-S11/F11A)

**Motion Passed**

7. (2.5) Housing Stability Services - Housing Stability Bank Single Source Procurement SS21-48

Motion made by: M. Cassidy

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 December 14, 2021, related to Housing Stability Services - Housing Stability Bank Single Source Procurement SS21-48:

- a) for Housing Stability Bank services, a funding agreement extension BE APPROVED for the existing Purchase of Service Agreement with The Salvation Army at a total estimated amount of \$450,000 (excluding HST), effective as of December 22, 2021 to March 31, 2022, as per The Corporation of the City of London Procurement Policy Section 14.4.d;



- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts necessary to wind down the current Housing Stability Bank, including transitioning client interest free loan program to a grant program for the period of January 1, 2022 to March 31, 2022; and,
- c) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into and/or amending a Purchase of Service Agreement with The Salvation Army Centre of Hope. (2021-S11)

**Motion Passed**

8. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at December 6, 2021, BE RECEIVED.

**Motion Passed**

4. (2.2) Agreement for London and Middlesex Local Immigration Partnership with Immigration, Refugees and Citizenship Canada (Relates to Bill No. 39)

Motion made by: M. Cassidy

That, on the recommendation of the City Manager, the proposed by-law as appended to the staff report, dated December 14, 2021, with respect to an Agreement for London and Middlesex Local Immigration Partnership with Immigration, Refugees and Citizenship Canada, BE INTRODUCED at the Municipal Council meeting to be held on December 21, 2021 to:

- a) authorize and approve the Contribution Agreement for the London and Middlesex Local Immigration Partnership between Her Majesty the Queen in Right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship Canada and The Corporation of the City of London, substantially in the form appended to the above-noted by-law;
- b) authorize the Mayor and the City Clerk to execute the above-noted Contribution Agreement for the London and Middlesex Local Immigration Partnership;
- c) delegate authority to the City Manager, or written designates, to approve and execute any further amendments to the London and Middlesex Local Immigration Partnership Contribution Agreement if the amendments are substantially in the form of the above-note Contribution Agreement; and,
- d) delegate authority to the City Manager, or written designates, to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of Canada's contribution specified in the Contribution Agreement that are necessary in connection with the above-noted Contribution Agreement. (2021-S15)

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

Recuse: (1): M. Salih

**Motion Passed (14 to 0)**

8.4 1st Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 1st Report of the Corporate Services Committee BE APPROVED, excluding items 2 (1.2) and 4 (4.1).

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

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

3. (2.1) Restricted Acts of Council After Nomination Day and Voting Day

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the staff report with respect to restricted acts of Council after Nomination Day and Voting Day, in accordance with section 275 of the Municipal Act, 2001, as amended, BE RECEIVED for information.

**Motion Passed**

5. (5.1) 2021 Accessibility Compliance Report

Motion made by: S. Lewis

That, on the recommendation of the Director, Anti-Racism and Anti-Oppression, and the concurrence of the City Manager, the staff report dated December 13, 2021 regarding the 2021 Accessibility Compliance Report BE RECEIVED for information purposes.

**Motion Passed**

2. (1.2) Election of Vice Chair for the term ending November 14, 2022

Motion made by: S. Lewis

That Councillor J. Fyfe-Millar BE APPOINTED Vice Chair for the term ending November 14, 2022.

Yeas: (1): J. Morgan

Nays: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

**Motion Failed (1 to 14)**

Motion made by: J. Fyfe-Millar

Seconded by: S. Hillier

That Councillor M. Hamou BE APPOINTED Vice Chair for the term ending November 14, 2022.

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

**Motion Passed (15 to 0)**

4. (4.1) Delegation Request - B. Benedict - Public Notice Amendment

Motion made by: S. Lewis

That the communication from AM Valastro and the delegation from B. Benedict, with respect to an amendment to the public notice policy, BE RECEIVED; it being noted that the original delegation request from AM Valastro was withdrawn.

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

**Motion Passed (15 to 0)**

8.5 1st Report of the Strategic Priorities and Policies Committee

Motion made by: E. Pelozza

That the following clauses of the 1st Report of the Strategic Priorities and Policy Committee BE APPROVED: items 1, 2, 4, 8, 9 and 12 to 20.

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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

Councillor S. Turner discloses a pecuniary interest specific to items 4.8, 4.9 and 4.10, with respect to any direct connection(s) to the

London Public Library (LPL), by indicating that his wife is an LPL employee.

Councillor J. Helmer discloses a pecuniary interest specific to items 4.8 and 4.9 with respect to any direct connection(s) to the municipal golf system by indicating that his father employed by golf course owners association of which the City of London is a member.

**Motion Passed**

2. (3.1) 2022 Annual Budget Update Presentation

Motion made by: E. Pelosa

That the overview presentation, as appended to the added agenda, by the Deputy City Manager, Finance Supports with respect to the 2022 Budget Update BE RECEIVED.

**Motion Passed**

4. (4.2) 2021 Middlesex-London Health Unit Funding Request

Motion made by: E. Pelosa

That the 2021 Middlesex-London Health Unit additional funding request in the amount of \$640,233 BE RECEIVED and no action be taken with respect to the request; it being noted that the Strategic Priorities and Policy Committee received a verbal update from K. Murray, noting that the request was no longer required.

**Motion Passed**

8. (4.6) Debt Overview

Motion made by: E. Pelosa

That the Debt Overview BE RECEIVED for information.

**Motion Passed**

9. (4.7) Reconciliation of the Draft Property Tax Budget to the Public Sector Accounting Board Budget

Motion made by: E. Pelosa

That the reconciliation of the draft Property Tax Budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

**Motion Passed**

12. (4.10) By-laws Regarding Tax Levy, Operating and Capital Budgets

Motion made by: E. Pelosa

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

**Motion Passed**

13. (4.11) Review of Water Budget Amendments (2022-2023 totals rounded to the closest \$1,000)

Motion made by: E. Pelosa

That the following actions be taken with respect to the 2022 Annual Water Budget Update:

- a) Case #W-1 - Schedule Changes for Water Lifecycle Renewal Projects - Operating Expenditure \$0; Operating Revenue \$0; Capital Expenditure \$0 BE APPROVED; and,
- b) Case #W-2 - Schedule Changes for Water Growth Projects - Operating Expenditure \$0; Operating Revenue \$0; Capital Expenditure \$0 BE APPROVED.

**Motion Passed**

14. (4.12) Water Reserves/Reserve Funds Overview

Motion made by: E. Pelosa

That the Water Reserves/Reserve Funds Overview for the 2020 to 2023 Multi-Year Budget BE RECEIVED for information.

**Motion Passed**

15. (4.13) Reconciliation of the Draft Water Budget to the Public Sector Accounting Board Budget

Motion made by: E. Pelosa

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

**Motion Passed**

16. (4.14) Water Services

Motion made by: E. Pelosa

That, in accordance with section 291(4)(c) of the Municipal Act 2001, as amended, the following actions be taken with respect to the 2022 to 2023 operating budgets and 2022 to 2023 capital budgets and associated forecasts for Water Services:

- a) the amended 2022 operating budget for Water Services BE READOPTED in the gross expenditure amount of \$90,530,000 and gross revenue amount of \$90,530,000;
- b) the amended 2023 operating budget for Water Services BE READOPTED in the gross expenditure amount of \$93,695,000 and gross revenue amount of \$93,695,000;

c) the amended 2022 capital budget for Water Services BE READOPTED in the amount of \$34,654,000;

d) the amended 2023 capital budget for Water Services BE READOPTED in the amount of \$84,508,000; and,

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

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

**Motion Passed**

17. (4.15) Review of Wastewater and Treatment Budget Amendments (2022-2023 totals rounded to the closest \$1,000)

Motion made by: E. Pelosa

That the following actions be taken with respect to the 2022 Annual Wastewater and Treatment Budget Update:

a) Case #WWT-1 - Reduce Energy Budget at Greenway Wastewater Treatment Plant and Create Dedicated Program for Sewage By-pass and Overflow Elimination - Operating Expenditure \$0; Operating Revenue \$0; Capital Expenditure \$1,417,000 BE APPROVED.

**Motion Passed**

18. (4.16) Wastewater and Treatment Reserves/Reserve Funds Overview

Motion made by: E. Pelosa

That the Wastewater and Treatment Reserves/Reserve Funds Overview for the 2020 to 2023 Multi-Year Budget BE RECEIVED for information

**Motion Passed**

19. (4.17) Reconciliation of the Draft Wastewater and Treatment Budget to the Public Sector Accounting Board Budget

Motion made by: E. Pelosa

That the reconciliation of the draft Wastewater and Treatment Budget to the Public Sector Accounting Board financial statement budget BE RECEIVED for information.

**Motion Passed**

20. (4.18) Wastewater and Treatment Services

Motion made by: E. Pelosa

That in accordance with section 291(4)(c) of the Municipal Act 2001, as amended, the following actions be taken with respect to the 2022 to 2023 operating budgets and 2022 to 2023 capital budgets and associated forecasts for Wastewater and Treatment Services:

- a) the amended 2022 operating budget for Wastewater and Treatment Services BE READOPTED in the gross expenditure amount of \$113,668,000 and gross revenue amount of \$113,668,000;
- b) the amended 2023 operating budget for Wastewater and Treatment Services BE READOPTED in the gross expenditure amount of \$117,544,000 and gross revenue amount of \$117,544,000;
- c) the amended 2022 capital budget for Wastewater and Treatment Services BE READOPTED in the amount of \$98,873,000;
- d) the amended 2023 capital budget for Wastewater and Treatment Services BE READOPTED in the amount of \$96,168,000; and,
- e) the amended 2024 to 2029 capital forecast for Wastewater and Treatment Services BE APPROVED in principle in the amount of \$606,551,000;

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

**Motion Passed**

3. (4.1) Review of Recommended Property Tax Operating Budget Amendments (2022-2023 totals rounded to the closest \$1,000)

Motion made by: E. Pelosa

That the following actions be taken with respect to the 2022 Annual Budget Update:

- a) Case #P-1 - Various Services - Budget Right Sizing - Operating Expenditure (\$4,982,000); Tax Levy (\$6,994,000) BE APPROVED;
- b) Case #P-2 - Middlesex London Health Unit - Inflationary Pressures - Operating Expenditure \$1,280,000; Tax Levy \$1,280,000 BE APPROVED;
- c) Case #P-3 - RBC Place London - Funding Support - Operating Expenditure \$850,000; Tax Levy \$0 BE APPROVED;
- d) Case #P-4 - Private Parking Enforcement - Increased Fines - Operating Expenditure \$0; Tax Levy (\$200,000) BE APPROVED;
- e) Case #P-5 - Child Care and Ontario Works - Reduction in Required Investment - Operating Expenditure (\$2,773,000); Tax Levy (\$2,773,000) BE APPROVED; and,
- f) Case #P-6 - Infrastructure Gap and Community Building Projects - Reductions - Operating Expenditure (\$1,300,000); Tax Levy (\$1,300,000) BE APPROVED.

Motion made by: E. Peloz

That the following actions be taken with respect to the 2022 Annual Budget Update:

a) Case #P-1 - Various Services - Budget Right Sizing - Operating Expenditure (\$4,982,000); Tax Levy (\$6,994,000) BE APPROVED;

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloz, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: E. Peloz

b) Case #P-2 - Middlesex London Health Unit - Inflationary Pressures - Operating Expenditure \$1,280,000; Tax Levy \$1,280,000 BE APPROVED;

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloz, and J. Fyfe-Millar

Nays: (1): S. Hillier

**Motion Passed (14 to 1)**

Motion made by: E. Peloz

c) Case #P-3 - RBC Place London - Funding Support - Operating Expenditure \$850,000; Tax Levy \$0 BE APPROVED;

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloz, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: E. Peloz

d) Case #P-4 - Private Parking Enforcement - Increased Fines - Operating Expenditure \$0; Tax Levy (\$200,000) BE APPROVED;

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloz, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: E. Peloz



e) Case #P-5 - Child Care and Ontario Works - Reduction in Required Investment - Operating Expenditure  
Case #P-5a – Child Care - Operating Expenditure (\$1,630,000);  
Tax Levy (\$1,630,000)

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

Nays: (2): J. Helmer, and S. Turner

Recuse: (1): P. Van Meerbergen

**Motion Passed (12 to 2)**

Motion made by: E. Pelozza

Case #P-5B - Ontario Works (\$1,143,000)

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

Nays: (1): S. Turner

**Motion Passed (14 to 1)**

Motion made by: E. Pelozza

f) Case #P-6 - Infrastructure Gap and Community Building Projects - Reductions - Operating Expenditure (\$1,300,000); Tax Levy (\$1,300,000) BE APPROVED.

Yeas: (9): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (6): J. Helmer, M. Cassidy, A. Hopkins, S. Turner, E. Pelozza, and S. Hillier

**Motion Passed (9 to 6)**

5. (4.3) Review of Consideration Property Tax Operating Budget Amendments (2022-2023 totals rounded to the closest \$1,000)

Motion made by: E. Pelozza

That the following actions be taken with respect to the 2022 Annual Budget Update:

- a) Case #P-7 - Neighbourhood Strategic Initiatives and Funding and Sports Services - Reduction to Neighbourhood and Athletic Travel Grant Programs - Operating Expenditure (\$200,000); Tax Levy (\$200,000)
  - i. Case #P-7a – Neighbourhood Decision Making Program - NOT SUPPORTED
  - ii. Case #P-7b – Neighbourhood Small Events Fund - NOT SUPPORTED
  - iii. Case #P-7c – Athletic Travel Grants - Operating Expenditure (\$200,000); Tax Levy (\$200,000); and,

b) Case #P-8 - Parks Planning and Design, Parks and Horticulture and Urban Forestry - Naturalization and Reduction in Tree Trimming - Operating Expenditure (\$516,000); Tax Levy (\$516,000) BE APPROVED.

Motion made by: E. Pelosa

That the following actions be taken with respect to the 2022 Annual Budget Update:

- a) Case #P-7 - Neighbourhood Strategic Initiatives and Funding and Sports Services - Reduction to Neighbourhood and Athletic Travel Grant Programs - Operating Expenditure (\$200,000); Tax Levy (\$200,000)
  - i. Case #P-7a – Neighbourhood Decision Making Program - NOT SUPPORTED
  - ii. Case #P-7b – Neighbourhood Small Events Fund - NOT SUPPORTED
  - iii. Case #P-7c – Athletic Travel Grants - Operating Expenditure (\$200,000); Tax Levy (\$200,000); and

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

Nays: (1): S. Turner

**Motion Passed (14 to 1)**

Motion made by: E. Pelosa

b) Case #P-8 - Parks Planning and Design, Parks and Horticulture and Urban Forestry - Naturalization and Reduction in Tree Trimming - Operating Expenditure (\$516,000); Tax Levy (\$516,000) BE APPROVED.

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

**Motion Passed (15 to 0)**

6. (4.4) Review of Recommended Property Tax Capital Budget Amendments (2022-2023 totals rounded to the closest \$1,000)

Motion made by: E. Pelosa

That the following actions be taken with respect to the 2022 Annual Budget Update:

- a) Case #P-9 - Invasive Species Management - Capital - Capital Expenditure \$750,000; Tax Levy \$0 BE APPROVED;
- b) Case #P-10 - Transportation - Capital Project Adjustments - Capital Expenditure \$9,191,000; Tax Levy \$0 BE APPROVED;
- c) Case #P-11 - Long-term Disposal Capacity - Revised Costs - Capital Expenditure \$1,720,000; Tax Levy \$0 BE APPROVED; and,
- d) Case #P-12 - LTC - Zero Emission Buses - Capital Expenditure \$25,960,000; Tax Levy \$0 BE APPROVED.

Motion made by: E. Pelozo

That the following actions be taken with respect to the 2022 Annual Budget Update:

a) Case #P-9 - Invasive Species Management - Capital - Capital Expenditure \$750,000; Tax Levy \$0 BE APPROVED;

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

**Motion Passed (15 to 0)**

Motion made by: E. Pelozo

b) Case #P-10 - Transportation - Capital Project Adjustments - Capital Expenditure \$9,191,000; Tax Levy \$0 BE APPROVED;

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

**Motion Passed (15 to 0)**

Motion made by: E. Pelozo

c) Case #P-11 - Long-term Disposal Capacity - Revised Costs - Capital Expenditure \$1,720,000; Tax Levy \$0 BE APPROVED; and,

d) Case #P-12 - LTC - Zero Emission Buses - Capital Expenditure \$25,960,000; Tax Levy \$0 BE APPROVED.

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

**Motion Passed (15 to 0)**

7. (4.5) Reserves and Reserve Funds Overview

Motion made by: E. Pelozo

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

Motion made by: A. Hopkins

Seconded by: S. Turner

That Item 7, clause 4.5, BE AMENDED by adding the following new part b):

"b) the Civic Administration BE DIRECTED to consult with the Upper Thames River Conservation Authority with respect to the potential need and ability to facilitate additional monitoring of ESAs,

and report back to the appropriate committee in the first quarter of 2022."

Yeas: (11): M. van Holst, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, and S. Hillier

Nays: (4): Mayor E. Holder, S. Lewis, P. Van Meerbergen, and J. Fyfe-Millar

**Motion Passed (11 to 4)**

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

Approve clause 4.5 as amended.

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

Nays: (1): S. Lewis

**Motion Passed (14 to 1)**

10. (4.8) Operating Budget

Motion made by: E. Pelozza

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

a) the amended 2022 operating budget BE READOPTED in the gross expenditure amounts as follows:

i. the amended 2022 operating budget for London Public Library BE APPROVED in the gross expenditure amount of \$21,741,937 and the tax levy amount of \$21,741,937;

ii. the amended 2022 operating budget for Children's Services BE APPROVED in the gross expenditure amount of \$58,666,453 and the tax levy amount of \$7,145,081;

iii. the amended 2022 operating budget for Golf BE APPROVED in the gross expenditure amount of \$3,740,834 and the tax levy amount of \$57,062;

iv. the amended 2022 operating budget, excluding London Public Library, Children's Services, and Golf BE APPROVED in the gross expenditure amount of \$989,370,443 and the tax levy amount of \$672,905,283 after recognizing \$9,430,132 of increased taxation from assessment growth;

it being noted that the amended total 2022 operating budget being readopted is the gross expenditure amount of \$1,073,519,667 and the tax levy amount of \$701,849,363 after recognizing \$9,430,132 of increased taxation from assessment growth;

b) the amended 2023 operating budget BE READOPTED as follows:

i. the amended 2023 operating budget for London Public Library BE APPROVED in the gross expenditure amount of \$22,128,694 and the tax levy amount of \$22,128,694;

ii. the amended 2023 operating budget for Children's Services BE APPROVED in the gross expenditure amount of \$60,815,173 and the tax levy amount of \$8,835,703;

iii. the amended 2023 operating budget for Golf BE APPROVED in the gross expenditure amount of \$3,787,965 and the tax levy amount of \$75,564;

iv. the amended 2023 operating budget, excluding London Public Library, Children's Services, and Golf BE APPROVED in the gross expenditure amount of \$1,012,085,786 and the tax levy amount of \$698,023,097;

it being noted that the amended total 2023 operating budget being readopted is in the gross expenditure amount of \$1,098,817,618 and the tax levy amount of \$729,063,058.

Motion made by: E. Pelosa

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

a) the amended 2022 operating budget BE READOPTED in the gross expenditure amounts as follows:

i. the amended 2022 operating budget for London Public Library BE APPROVED in the gross expenditure amount of \$21,741,937 and the tax levy amount of \$21,741,937;

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (13 to 1)**

Motion made by: E. Pelosa

ii. the amended 2022 operating budget for Children's Services BE APPROVED in the gross expenditure amount of \$58,666,453 and the tax levy amount of \$7,145,081;

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Recuse: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

Motion made by: E. Pelosa

iii. the amended 2022 operating budget for Golf BE APPROVED in the gross expenditure amount of \$3,740,834 and the tax levy amount of \$57,062;

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelosa, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): J. Helmer

**Motion Passed (13 to 1)**

Motion made by: E. Pelozo

iv. the amended 2022 operating budget, excluding London Public Library, Children's Services, and Golf BE APPROVED in the gross expenditure amount of \$989,370,443 and the tax levy amount of \$672,905,283 after recognizing \$9,430,132 of increased taxation from assessment growth;

it being noted that the amended total 2022 operating budget being readopted is the gross expenditure amount of \$1,073,519,667 and the tax levy amount of \$701,849,363 after recognizing \$9,430,132 of increased taxation from assessment growth;

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: E. Pelozo

b) the amended 2023 operating budget BE READOPTED as follows:

i. the amended 2023 operating budget for London Public Library BE APPROVED in the gross expenditure amount of \$22,128,694 and the tax levy amount of \$22,128,694;

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

**Motion Passed (13 to 1)**

Motion made by: E. Pelozo

ii. the amended 2023 operating budget for Children's Services BE APPROVED in the gross expenditure amount of \$60,815,173 and the tax levy amount of \$8,835,703;

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Recuse: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

Motion made by: E. Pelozo

iii. the amended 2023 operating budget for Golf BE APPROVED in the gross expenditure amount of \$3,787,965 and the tax levy

amount of \$75,564;

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): J. Helmer

**Motion Passed (13 to 1)**

Motion made by: E. Pelozza

iv. the amended 2023 operating budget, excluding London Public Library, Children's Services, and Golf BE APPROVED in the gross expenditure amount of \$1,012,085,786 and the tax levy amount of \$698,023,097;

it being noted that the amended total 2023 operating budget being readopted is in the gross expenditure amount of \$1,098,817,618 and the tax levy amount of \$729,063,058.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

11. (4.9) Capital Budget

Motion made by: E. Pelozza

That, in accordance with section 291(4)(c) of the Municipal Act 2001, as amended, the following actions be taken with respect to the capital budget (Appendix B), excluding Library Services and Golf:

a. The amended 2022 capital budget BE READOPTED in the amount of \$311,174,000.

b. The amended 2023 capital budget BE READOPTED in the amount of \$407,389,000.

c. The amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$1,585,802,000.

d. That the following actions be taken with respect to the Library Services capital budget:

i. The amended 2022 capital budget BE READOPTED in the amount of \$745,000.

ii. The amended 2023 capital budget BE READOPTED in the amount of \$745,000.

iii. The amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$7,425,000.

e. That the following actions be taken with respect to the Golf capital budget:

i. The amended 2022 capital budget BE READOPTED in the amount of \$150,000.

ii. The amended 2023 capital budget BE READOPTED in the amount of \$150,000.

iii. The amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$900,000.

Motion made by: E. Pelozza

That, in accordance with section 291(4)(c) of the Municipal Act 2001, as amended, the following actions be taken with respect to the capital budget (Appendix B), excluding Library Services and Golf:

- a. The amended 2022 capital budget BE READOPTED in the amount of \$311,174,000.
- b. The amended 2023 capital budget BE READOPTED in the amount of \$407,389,000.
- c. The amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$1,585,802,000.

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

**Motion Passed (15 to 0)**

Motion made by: E. Pelozza

d. That the following actions be taken with respect to the Library Services capital budget:

- i. The amended 2022 capital budget BE READOPTED in the amount of \$745,000.
- ii. The amended 2023 capital budget BE READOPTED in the amount of \$745,000.
- iii. The amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$7,425,000.

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

Recuse: (1): S. Turner

**Motion Passed (14 to 0)**

Motion made by: E. Pelozza

e. That the following actions be taken with respect to the Golf capital budget:

- i. The amended 2022 capital budget BE READOPTED in the amount of \$150,000.
- ii. The amended 2023 capital budget BE READOPTED in the amount of \$150,000.
- iii. The amended 2024-2029 capital forecast BE APPROVED in principle the amount of \$900,000.

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

Recuse: (1): J. Helmer



**Motion Passed (14 to 0)**

**10. Deferred Matters**

None.

**11. Enquiries**

11.1 Update on Islamophobia Directions and NCCM Recommendations

Councillor J. Morgan inquires with respect to his communication related to a request for an update on Islamophobia directions and National Council of Canadian Muslims recommendations; the City Manager provides Council with an update on activities and actions that are underway and have been undertaken.

11.2 COVID-19 Vaccination Administrative Policy

Motion made by: J. Morgan

Seconded by: S. Lewis

That pursuant to section 18.4 of the Council Procedure By-law, leave BE GIVEN to introduce a substantive motion with respect to the Members of Council Proof of COVID-19 Vaccination Policy.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Nays: (1): M. van Holst

**Motion Passed (14 to 1)**

Motion made by: J. Morgan

Seconded by: S. Lewis

That the Civic Administration BE DIRECTED to bring forward an updated Members of Council Proof of COVID-19 Vaccination Policy that incorporates any changes to bring the Council Policy in line with the updated Mandatory Proof of COVID -19 Vaccination Administrative Policy, as verbally noted by the City Manager, to the next Corporate Services Committee.

Yeas: (14): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, J. Fyfe-Millar, and S. Hillier

Nays: (1): M. van Holst

**Motion Passed (14 to 1)**

**12. Emergent Motions**

12.1 (ADDED) Opposition to the Province of Quebec's Bill 21

1. (ADDED) Mayor E. Holder and Councillors M. Hamou and J. Morgan

At 5:58 PM, the Mayor places Councillor J. Morgan in the Chair.

At 6:56 PM, Councillor J. Morgan places Councillor E. Pelozo in the Chair.

At 7:00 PM, Councillor J. Morgan resumes the Chair.

Motion made by: Mayor E. Holder  
Seconded by: E. Peloza

That pursuant to Section 20.2 of the Council Procedure By-law, Leave BE GIVEN to introduce an emergent motion related to a request for support from Mayor E. Holder and Councillors M. Hamou and J. Morgan with respect to a motion related to Quebec's Bill 21.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: Mayor E. Holder  
Seconded by: M. Hamou

That the following actions be taken with respect to the Province of Quebec's Bill 21:

- a) the opposition to the Province of Quebec's Bill 21, An Act respecting the laicity of the State ("Bill 21") by London's Municipal Council BE AFFIRMED and the City's commitment to upholding the freedoms set out in the Canadian Charter of Rights and Freedoms BE REAFFIRMED;
- b) the current legal challenge against Bill 21 BE SUPPORTED by London's Municipal Council; and,
- c) the Civic Administration BE DIRECTED to provide a one-time grant of up to \$100,000 to the joint legal challenges of Bill 21 by the National Council of Canadian Muslims, the World Sikh Organization, and the Canadian Civil Liberties Association, with the funding to be accommodated from the operating budget contingency.

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

That Council convene, in closed session, in order to receive advice subject to solicitor-client privilege, with respect to consideration of funds related to a legal challenge of Quebec's Bill 21.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (1): M. Salih

**Motion Passed (14 to 1)**

The Council convenes, in closed session, from 6:17 PM to 6:29 PM.

Motion made by: Mayor E. Holder  
Seconded by: M. Hamou

Motion to approve parts a) and b).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: Mayor E. Holder  
Seconded by: M. Hamou

Motion to approve part c)

Yeas: (13): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

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

**Motion Passed (13 to 2)**

Mayor resumes the Chair at 7:07 PM.

**13. By-laws**

Motion made by: E. Peloza  
Seconded by: J. Fyfe-Millar

That the Introduction and First Reading of Bill No's 38 to 62, inclusive, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

**Motion Passed (14 to 0)**

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

That the Second Reading of Bill No's 38 to 62, inclusive, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

Absent: (1): M. Cassidy

**Motion Passed (14 to 0)**

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

That the Third Reading and Enactment of Bill No.'s 38 to 62, inclusive. BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

**Motion Passed (15 to 0)**

**4. Council, In Closed Session**

Motion made by: J. Fyfe-Millar  
Seconded by: S. Hillier

That Council rise and go into Council, In Closed Session, for the purpose of considering the matters noted on the public agenda.

**Motion Passed**

Council convenes, in closed session from 7:12 PM to 7:24 PM.

At 7:22 PM, Councillor S. Turner leaves the meeting.

At 7:25 PM, Councillor P. Van Meerbergen leaves the meeting.

**9. Added Reports**

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

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

**1. Settlement Agreement – 1673 Richmond Street – Fanshawe Park Road and Richmond Street Intersection Improvement Project**

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, and the concurrence of the Director, Transportation and Mobility, on the advice of the Director, Realty Services, the following actions be taken with respect to the property located at 1673 Richmond Street, further described as Part of lot 33, Registrar's Compiled Plan 1029, in the City of London, County of Middlesex, described as Parts 1 and 2, Plan ER-1383826, being part of PIN 08066-0211 (LT), as shown on the location map attached as Appendix "B", for the purpose of future road improvements for the project known as the Fanshawe Park Road and Richmond Street Intersection Improvements Project, as follows:

a) the Settlement Agreement, attached as Appendix "C", submitted by Richmond & Fanshawe Centre Inc., as full and final compensation for the market value of the land expropriated from the subject property BE ACCEPTED, for the sum of \$59,000.00, and subject to the following conditions:

i) the City agreeing to pay the Vendor's reasonable legal, appraisal costs, disbursements and applicable taxes, as incurred to complete this transaction;

ii) the City agreeing to pay a further sum of \$2,000.00 as disturbance damages for the loss of any and all trees, shrubs and landscaping located within the Property; 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, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Peloza, J. Fyfe-Millar, and S. Hillier

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

**Motion Passed (13 to 0)**

Motion made by: S. Lehman  
Seconded by: M. Hamou

That the Introduction and First Reading of Added Bill No.'s 63 and 64, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Peloza, J. Fyfe-Millar, and S. Hillier

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

**Motion Passed (13 to 0)**

Motion made by: J. Helmer

Seconded by: A. Hopkins

That the Second Reading of Added Bill No.'s 63 and 64, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Peloza, J. Fyfe-Millar, and S. Hillier

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

**Motion Passed (13 to 0)**

Motion made by: J. Fyfe-Millar

Seconded by: S. Hillier

That the Third Reading and Enactment of Added Bill No.'s 63 and 64, BE APPROVED.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Peloza, J. Fyfe-Millar, and S. Hillier

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

**Motion Passed (13 to 0)**

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

Bill No. 38	By-law No. A.-8199-27 - A by-law to confirm the proceedings of the Council Meeting held on the 21st day of December, 2021. (City Clerk)
Bill No. 39	By-law No. A.-8200-28 - A by-law to authorize and approve the Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship Canada: London & Middlesex Local Immigration Partnership. (2.2/1/CPSC)
Bill No. 40	By-law No. A.-8201-29 - A by-law to approve a standard form Sub-Project Funding Agreement, for projects under the Federal Reaching Home program, and to delegate authority to execute the Agreements. (2.4/1/CPSC)
Bill No. 41	By-law No. A.-8202-30 - A by-law to adopt Environmental Management Guidelines. (3.8b/1/PEC)
Bill No. 42	By-law No. A-54-22009 - A by-law to amend By-law No. A-54, as amended, being "A by-law to implement an Administrative Monetary Penalty System in London". (2.3a/1/CPSC)
Bill No. 43	By-law No. C.P.-1284(wo)-31 - A by-law to amend the Official Plan for the City of London, 1989 relating to 506 Oxford Street East (3.4a/1/PEC)
Bill No. 44	By-law No. C.P.-1555(b)-32 - A by-law to amend By-law No. C.P.-1555-252, as amended, referred to as Tree Protection By-law, to amend Part 14. (2.3d/1/CPSC)
Bill No. 45	By-law No. CP-22-22002 - A by-law to amend By-law No. CP-22, as amended referred to as Boulevard Tree Protection By-law to amend Part 9. (2.3e/1/CPSC)
Bill No. 46	By-law No. PH-15-22002 - A by-law to amend By-law No. PH-15, as amended, referred to as Idling Control By-law, to amend Part 4. (2.3c/1/CPSC)
Bill No. 47	By-law No. PS-112-22001 - A by-law to amend By-law No. PS-112, as amended, referred to as Off-Street Residential Parking By-law, to amend Part 6. (2.3b/1/CPSC)
Bill No. 48	By-law No. S.-6160-33 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Borden Street and Spruce Street) (Chief Surveyor – for road widening purposes, registered as ER1409658, pursuant to SPA20-071 and in accordance with Z.-1)
Bill No. 49	By-law No. S.-6161-34 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East and Crumlin Sideroad) (Chief Surveyor - for road widening purposes, registered as ER1409016, pursuant to SPA21-034 and in accordance with Z.-1)

Bill No. 50	By-law No. S.-6162-35 - A by-law to assume certain works and services in the City of London. (Hickory Heights Subdivision, 33M-649) (Deputy City Manager, Environment and Infrastructure)
Bill No. 51	By-law No. S.-6163-36 - A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 5, 33M-726) (Deputy City Manager, Environment and Infrastructure)
Bill No. 52	By-law No. Z.-1-222981 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 355 Middleton Avenue. (2.1/1/PEC)
Bill No. 53	By-law No. Z.-1-222982 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 890 Upperpoint Avenue. (2.2/1/PEC)
Bill No. 54	By-law No. Z.-1-222983 - A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for lands located at 1478 Westdel Bourne. (2.4/1/PEC)
Bill No. 55	By-law No. Z.-1-222984 - A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for lands located at 1235 Fanshawe Park Road West. (2.5/1/PEC)
Bill No. 56	By-law No. Z.-1-222985 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1225 Hyde Park Road. (2.7/1/PEC)
Bill No. 57	By-law No. Z.-1-222986 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1150 Byron Baseline Road (2.8/1/PEC)
Bill No. 58	By-law No. Z.-1-222987 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 876 Wellington Road (3.1/1/PEC)
Bill No. 59	By-law No. Z.-1-222988 - A bylaw to amend By-law No. Z.-1 to rezone lands located at 4270 Lismer Lane. (3.2/1/PEC)
Bill No. 60	By-law No. Z.-1-222989 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1955 Jim Hebb Way. (3.3/1/PEC)
Bill No. 61	By-law No. Z.-1-222990 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 506 Oxford Street East (3.4b/1/PEC)
Bill No. 62	By-law No. Z.-1-222991 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1408 Ernest Avenue. (3.5/1/PEC)
Bill No. 63	By-law No. A.-8203-37 - A by-law to authorize and approve a Settlement Agreement between The Corporation of the City of London and Richmond & Fanshawe Centre Inc., for the partial acquisition of property located at 1673 Richmond Street, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/1/CSC)

Bill No. 64	By-law No. A.-8204-38 - A by-law respecting the 2020 – 2023 Multi-Year Tax Supported Operating and Capital Budget for The Corporation of the City of London. (4.10/1/SPPC)
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**14. Adjournment**

Motion made by: J. Fyfe-Millar

Seconded by: S. Hillier

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourns at 7:34 PM

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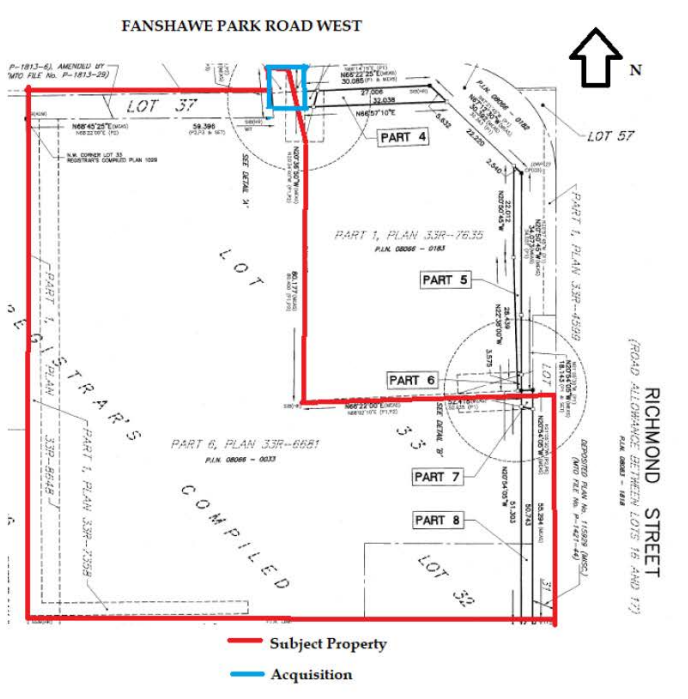
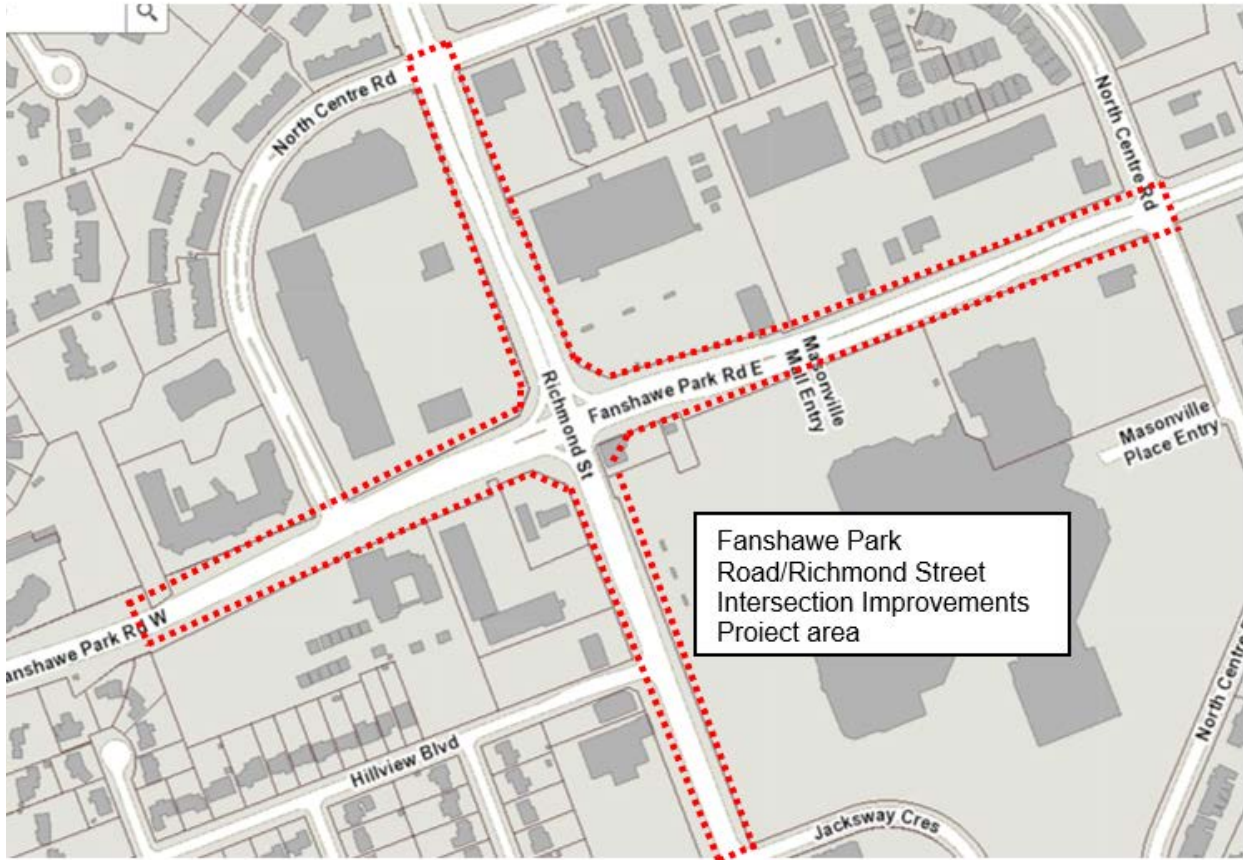
Ed Holder, Mayor

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Catharine Saunders, City Clerk



# Appendix B - Location Maps



## Appendix C - Settlement Agreement

THIS SETTLEMENT AGREEMENT made this 7th day of October, 2021.

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON  
(hereinafter referred to as the "City")  
OF THE FIRST PART

- and -

RICHMOND & FANSHAWE CENTRE INC.  
(hereinafter referred to as the "Owner")  
OF THE SECOND PART

AND WHEREAS Notice of Expropriation under the *Expropriations Act*, R.S.O., 1990, c E.26, as amended (the "Act"), was served by the City on the Owners.

AND WHEREAS the City expropriated from the Owner the lands described in Schedule "A" hereto (the "Expropriation");

WHEREAS the Owner is in possession of the property described in Schedule "A" hereto, subject to Section 39 of the *Expropriations Act*, R.S.O., 1990, c E.26, as amended;

AND WHEREAS the Owner and the City wish to resolve the compensation to which the Owner is entitled to pursuant to the provisions of the Act and arising out of the Expropriation;

AND WHEREAS the Owner acknowledges and agrees that there are no claims for injurious affection in respect of the property located at 1673 Richmond Street North, City of London;

WITNESSETH that in consideration of the mutual covenants and agreements herein and subject to the terms and conditions in this Agreement, the parties agree as follows:

### 1.00 SETTLEMENT TERMS

- 1.01 The City and the Owner agree that the recitals contained in this Agreement are true and correct in fact and in substance.
- 1.02 The City shall pay to the Owner the sum of Fifty-Nine Thousand Dollars (\$59,000.00), which sum represent the fair market value of the Expropriated Property located at 1673 Richmond Street North.
- 1.03 The City shall pay the Owner the sum of Two Thousand Dollars (\$2,000.00), for disturbance damages relating to landscaping, curbing, and encroachment costs associated for existing sign.
- 1.04 The Parties acknowledge and agree that this Agreement shall be deemed to have satisfied all Section 25 requirements of the *Expropriations Act*.
- 1.07 **SCHEDULE(S):** The following Schedules form part of this Agreement:

Schedule "A" Legal Description ( the "Expropriated Property")  
Schedule "B" Additional Terms and Conditions  
Schedule "C" Full and Final Release

### 2.00 RELEASE

- 2.01 The Owner hereby forever releases and discharges City for and from all actions, causes of actions, suits, claims and demands of every nature or kind arising out of or in any way related to or connected with the Expropriation including all claims for the market value of land taken, any damages attributable to disturbance, any claims for injurious affection to remaining lands, business loss, interest and any special difficulties in relocation now known or which may be known or anticipated but which may arise in the future as a result of the Expropriation with the specific exception of liability for loss or damage arising from negligent acts of the City, its officers, agents, servants, employees and contractors undertaking works on the reconstruction, installation of services and widening of Richmond North and Fanshawe Park Road.
- 2.02 The Owner shall execute a Full and Final Release (the "**Release**") in the form attached hereto as **Schedule "C"**.

**3.00 BINDING EFFECT**

- 3.01 The City and the Owner agree that this Agreement shall be binding upon each of the Parties hereto and their respective heirs, executors, successors, administrators and assigns.
- 3.02 City staff have confirmed they are taking a report to City Council recommending the settlement, however, the decision to settle is subject to obtaining formal instructions from City Council.

**4.00 GOVERNING LAW**

- 4.01 This Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario and each of the Parties hereto hereby attorn to the jurisdiction of the Courts in London.

**5.00 PAYMENTS**

- 5.01 Any payment required to be made by the City to the Owner pursuant to this Agreement shall be available to be advanced to the Owner, upon written request by the Owner, within thirty-five (35) days of the acceptance of this Agreement by Resolution of Municipal Council.
- 5.02 The payment(s) referred to in clause 5.01 shall be conditional upon the Owner providing the City with a release from any and all mortgagees and/or security holders, and shall be subject to adjustments.
- 5.03 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.

**6.00 CLOSING DATE**

- 6.01 Notwithstanding a vacant possession date will be established in accordance with the provisions of the Expropriations Act, the parties agree to a possession date of October 31, 2021.

**7.00 LEGAL COSTS:**

- 7.01. As set out in Section 32 of the *Expropriations Act* the City agrees to pay the Owner reasonable legal costs, including fees, disbursements and applicable taxes, to complete this settlement, subject to the right on the part of City to refer the matter of costs to assessment by the local assessment officer.

**8.00 DISPOSAL OF EXPROPRIATED LANDS**

- 8.01. The Owner agrees that the City shall not be required to offer the Owner the first chance to repurchase any remaining lands which the City decides are surplus to the City's needs. The City shall have the right to over-ride the rights accorded to the Owner under Section 42 of the Act.

**9.00 GENERAL PROVISIONS OF CONTRACT**

- 9.01 The parties agree that the terms of these Minutes are contractual, are not a mere recital and any breach of these terms may be enforced against the defaulting party by a legal proceeding, including, but not limited to, a claim for an injunction or other mandatory order where and to the extent that damages would be an inadequate remedy for the default.
- 9.02 It is understood and agreed that the fact and terms of these Minutes and the settlement underlying it, including the negotiations between the parties which led up to it, will be held in strict confidence and will not be divulged, disclosed, communicated or published by the parties hereto unless deemed essential on auditors' or accountants' advice, or for the purpose of any judicial or legal proceeding in which case the fact that the settlement is made without any admission of liability will receive publication contemporaneously. The parties will not publish any articles, press releases or make any public statements about the matters settled herein.
- 9.03 The parties agree that where one or more provisions of these Minutes are found to be invalid, unenforceable, or void by any court or tribunal of competent jurisdiction, the remaining terms and provisions of these Minutes shall be deemed to be severable from the provisions so found and shall remain in full force and effect.

9.04 The parties shall make, do, and deliver all things required to implement this settlement and shall cooperate with one another as required in order to give effect to this settlement.

**10.00 POSSESSION DATE**

10.01 It is hereby acknowledged that the City has expropriated the lands in their entirety and in accordance with the provisions of the *Expropriations Act* and will be establishing a vacant possession date in accordance with the *Expropriations Act*. Possession shall be provided on this date, or such earlier date as the Parties agree to in writing.

10.02 The Owner agrees to leave the property neat and tidy, free and clear of all refuse, hazardous and other waste material, garbage or other loose or objectionable materials.

**11.00 COMPLETE AGREEMENT**

11.01 The parties agree that these Minutes and the Release constitute the entire agreement between the parties and supersedes all oral or written agreements, arrangements, representations, or understandings. These Minutes shall be governed by the laws of the Province of Ontario and the laws of Canada applicable therein.

11.02 By signing these Minutes, the parties acknowledge that they have carefully read these Minutes, have had the opportunity to seek the advice of a lawyer as to the nature and effect of these Minutes, understand all of the terms in these Minutes, and have executed these Minutes voluntarily and with knowledge of the consequences thereof.

Given under my/our hand and seal, (or, in witness whereof the vendor hereto has hereunto caused to be affixed its corporate seal attested by the hands of its proper signing officers, as the case may be) this 15 day of October, 2021.

RICHMOND & FANSHAWE CENTRE INC.

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

Name: Ali Soufan

Title: President

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*I/We Have Authority to Bind the Corporation*

The Corporation of the City of London hereby accepts the terms and conditions of this agreement and agrees to carry out and be bound by the provisions, terms and conditions herein contained, and has hereunto caused to be affixed its Corporation Seal attested by the hands of the proper signing officers pursuant to the authority pertained in By-Law No. \_\_\_\_\_ of the Council of the Corporation of the City of London passed on \_\_\_\_\_ day of \_\_\_\_\_, 2021.

THE CORPORATION OF THE CITY OF LONDON

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

\_\_\_\_\_  
Catherine Saunders, City Clerk

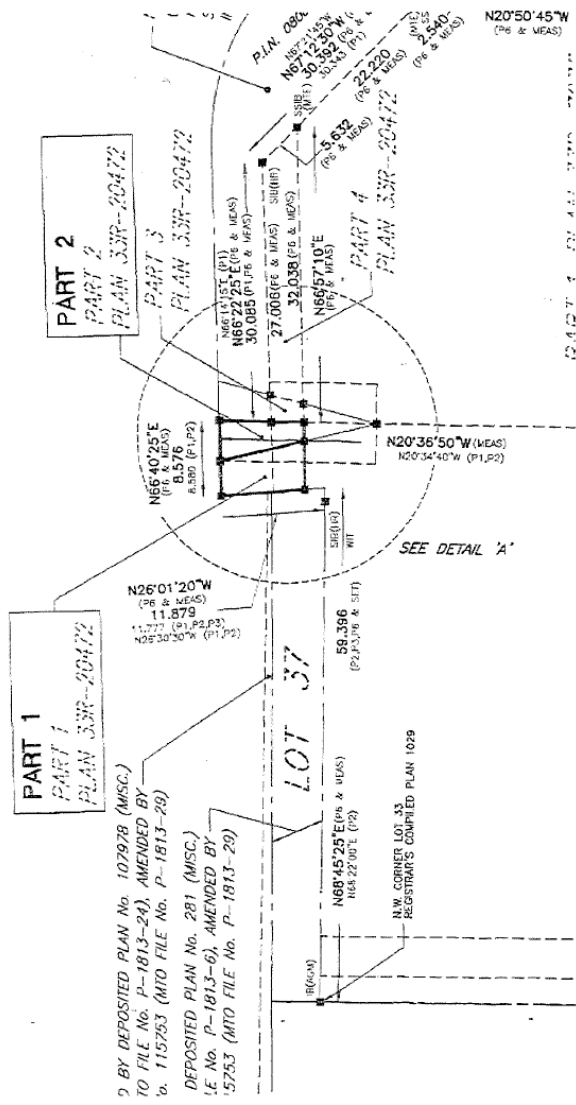
SCHEDULE "A"

Legal Description:

Part of Lot 33, Registrar's Complied Plan 1029,  
designated as Parts 1 & 2 on Plan ER1383826,  
City of London, County of Middlesex,  
being Part of PIN 08066-0211 (LT)

(being the "Expropriated Property")

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5  
(FORMERLY KING'S HIGHWAY No. 22)  
**FANSHAWE PARK ROAD WEST**  
(BY BY-LAW No. S-3748-45, INST. No. L7415921)  
(WIDTH VARIES)  
P.L.N. 08066 - 0899



**SCHEDULE "B"**

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. **ENVIRONMENTAL CLAUSE:** The Purchaser acknowledges that the Expropriated Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Expropriated Property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the Expropriated Property is suitable for any specific use including and without limitation to any construction or development. The Purchaser acknowledges and agrees that the Purchaser, and not the Vendor shall be liable for any costs, damages, claims or loss whatsoever arising out of or pursuant to any claims in respect to the foregoing and environmental contamination that may result from Expropriated Property.
3. **RE-IMBURSEMENT OF COSTS TO RE-INSTALL CURBING:** The parties acknowledge that a portion of the existing curbing on the Expropriated Property may need to be re-moved/re-installed onto the Vendors remaining lands (the "Curbing Work"). The City will pay the Vendor for the reasonable costs incurred to complete the Curbing Work. The Vendor shall be required to produce a quote for any required curbing work and the City will pay for the actual costs incurred. Payment shall be on a re-imbursment basis upon receipt of proof that the costs were actually incurred and have been paid in full.
4. **ACCESS:** The Purchaser agrees to allow the Vendor to reserve over the Property a right of way for ingress and egress until such time as the Property is dedicated by by-law as a public highway.
5. **CLAUSES DEEMED TO SURVIVE CLOSING:** The parties hereby agree that the covenants in clauses 3 and 4 shall survive and shall not merge upon the completion of this transaction.
6. **LICENCE AGREEMENT:** It is understood and agreed that the Vendor will enter into a standard Licence Agreement with the City of London for the portion of Pylon Sign fronting onto Fanshawe Park Road that encroaches onto the expropriated lands. Part of Part 1 on Expropriation Plan # ER1383826

7  
SCHEDULE "C"

FULL AND FINAL RELEASE

IN CONSIDERATION of the payment of the total sum of Sixty-One Thousand Dollars (\$61,000.00), the "**Settlement Payment**", which includes compensation payable, but not paid, under Section 25 of the *Expropriations Act* in respect of 1673 Richmond Street North, for all claims under the *Expropriations Act*, including market value of the lands taken, damages attributable to disturbance, damages for injurious affection, business and rental losses, damages for any difficulties in relocation, interest and any other damages,

**Richmond & Fanshawe Centre Inc.**

hereby releases, indemnifies and forever discharges THE CORPORATION OF THE CITY OF LONDON, their servants, agents and employees, from any and all actions, causes of action, claims and demands howsoever arising, except legal fees and disbursements, which heretofore may have been or may hereafter be sustained by **Richmond & Fanshawe Centre Inc.** and without restricting the generality of the foregoing from any claim against THE CORPORATION OF THE CITY OF LONDON, their servants, agents and employees, in connection with the expropriation of land located at 1673 Richmond Street North, herein "the subject property," in the City of London.

IT IS UNDERSTOOD AND AGREED that the said payment or promise of payment is deemed to be no admission whatsoever of liability on the part of the said THE CORPORATION OF THE CITY OF LONDON, their servants, agents and employees.

IT IS UNDERSTOOD AND AGREED that the City will pay the legal fees incurred by the **Richmond & Fanshawe Centre Inc.** lawyer on the basis that such fees are either agreed or assessed.

IT IS UNDERSTOOD AND AGREED that the said payment or promise of payment includes any claim for any bonus legally payable and for any loss incurred by reason of a difference in interest rates as set out in section 20 of the *Expropriations Act* or otherwise provided in the agreement between the mortgagor and mortgagee.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this release and settlement is intended to cover and does cover not only all now known losses and damages but any future losses and damages not now known or anticipated but which may later develop or be discovered, including all the effects and consequences thereof.

IT IS FURTHER UNDERSTOOD AND AGREED that this that this release and settlement shall be deemed to have satisfied all Section 25 requirements of the *Expropriations Act*.

IT IS UNDERSTOOD AND AGREED **Richmond & Fanshawe Centre Inc.** will maintain the confidentiality of this Release or the settlement and will not divulge either directly or indirectly, the terms, details, facts of or related discussion about the Release of settlement to any person, except to resolve the matter of costs in this proceeding, or as may be required by law, including so as to comply with tax obligations.

IT IS HEREBY DECLARED that the terms of the Release are fully understood and that this Release is given voluntarily for the purpose of making a full and final compromise, adjustment and settlement of all claims except legal costs and disbursement, and that payment is not to be construed as an admission of liability upon the part of The Corporation of the City of London, by whom liability is expressly denied. It is further understood that as of the date of the release, has received legal advice regarding this release.

**Richmond & Fanshawe Centre Inc.** confirms that it was the sole Owner of the subject property at the time of the expropriation, with authority to direct the City to pay these settlement funds directed below.



AND **Richmond & Fanshawe Centre Inc.** hereby authorizes and directs the releasee to pay the said consideration as follows:

- (a) payment in the amount of **\$61,000.00** payable to **Richmond & Fanshawe Centre Inc.**, in full satisfaction of the Claimant's damages in respect of the above noted expropriation;

IN WITNESS WHEREOF I have hereunto set my hand and seal this 15 day of October, 2021.

RICHMOND & FANSHAWE CENTRE INC.

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

Name: Ali Soufen

Title: President

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*I/We Have Authority to Bind the Corporation*

# Appendix A - Source of Financing

## Appendix "A" Confidential

#21185

December 13, 2021  
(Settlement Agreement)

Chair and Members  
Corporate Services Committee

RE: Settlement Agreement, 1673 Richmond Street  
Fanshawe Park Road and Richmond Street Intersection Improvements Project  
(Subledger LD190049)  
Capital Project TS1134 - Intersection - Richmond Street and Fanshawe Park Road  
Richmond & Fanshawe Centre Inc.

### 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 recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
Engineering	1,200,000	823,665	0	376,335
Land Purchase	4,500,000	572,795	64,933	3,862,272
Construction	4,000,941	941	0	4,000,000
Utilities	1,500,000	0	0	1,500,000
City Related Expenses	49,059	5,624	0	43,435
<b>Total Expenditures</b>	<b>\$11,250,000</b>	<b>\$1,403,025</b>	<b>\$64,933</b>	<b>\$9,782,042</b>
<b>Sources of Financing</b>				
Debenture By-law No. W.-5581-134 (Note 1)	1,307,500	163,063	7,547	1,136,891
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 2)	9,942,500	1,239,962	57,386	8,645,151
<b>Total Financing</b>	<b>\$11,250,000</b>	<b>\$1,403,025</b>	<b>\$64,933</b>	<b>\$9,782,042</b>

### Financial Note:

Purchase Cost	\$59,000
Add: Legal Fees etc.	4,500
Add: Land Transfer Tax	315
Add: HST @13%	8,255
Less: HST Rebate	-7,137
<b>Total Purchase Cost</b>	<b>\$64,933</b>

**Note 1: Note to City Clerk:** The City Clerk be authorized to increase Debenture By-law No. W.-5581-134 by \$675,000 from \$632,500 to \$1,307,500.

**Note 2:** 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

HB/lp

## Report to the Council of The Corporation of the City of London

**To:** The Council of The Corporation of the City of London

**From:** Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager,  
Environment and Infrastructure

**Subject:** Expropriation of Lands, Southdale Road West and Wickerson  
Road Improvements Project

**Date:** January 25, 2022

## Recommendation

That, on the recommendation of the Deputy City Manager, Environmental and Infrastructure, with the concurrence of the Director, Transportation and Mobility, on the advice of the Director of Realty Services, the following actions be taken with respect to the expropriation of land as may be required for the project known as the Southdale Road West and Wickerson Road improvements project:

- a) the Council of The Corporation of the City of London as Approving Authority pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, as amended, **HEREBY APPROVES** the proposed expropriation of land, as described in Schedule "A" attached hereto, in the City of London, County of Middlesex, it being noted that the reasons for making this decision are as follows:
  - i) the subject lands are required by The Corporation of the City of London for the Southdale Road West and Wickerson Road improvements project;
  - ii) the design of the project will address the current and future transportation demands along the corridor;
  - iii) the design is in accordance with the Municipal Class Environmental Assessment Study Recommendations for the Southdale Road West and Wickerson Road improvements project approved by Strategic Priorities and Policy Committee at the meeting held on February 20, 2019; and
- b) subject to the approval of a) above, a certificate of approval **BE ISSUED** by the City Clerk on behalf of the Approving Authority in the prescribed form.

It being noted that no requests for Hearings of Necessity were received.

## Executive Summary

The purpose of this report is to seek Municipal Council approval for the expropriation of lands required by The Corporation of the City of London for the Southdale Road West and Wickerson Road improvements Project.

Seven property requirements have been identified to accommodate the design for improvements at this location. Negotiations with all property owners have been ongoing since Fall of 2020 and there is one property outstanding. Realty Services continues to negotiate with the outstanding property owner in parallel with the Council approval to proceed with the expropriation process in order to meet the project construction timelines.

In order to meet planned construction timelines for 2022, it is necessary to advance the utility relocation contracts in Spring of 2022. As legal possession of all property requirements will be needed to award the utility and construction contracts, the expropriation of all outstanding property is necessary to be advanced.

## Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the strategic focus area of Building a Sustainable City by building new transportation infrastructure as London grows. The improvements to the Corridor will enhance safe and convenient mobility choices for transit, automobiles, pedestrians and cyclists.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan

Strategic Priorities and Policy Committee – May 21, 2019 – Approval of the 2019 Development Charges By-Law and DC Background Study

Civic Works Committee – August 25, 2014 – Southdale Road and Boler Road Intersection Improvements Environmental Assessment Appointment of Consulting Engineer

Civic Works Committee – July 18, 2016 – Environmental Assessment Appointment of Consulting Engineer

Civic Works Committee – February 20, 2019 – Southdale Road and Wickerson Road Improvements Environmental Study Report

Civic Works Committee – July 23, 2019 - Southdale Road and Wickerson Road Improvements Detailed Design & Tendering Appointment of Consulting Engineer

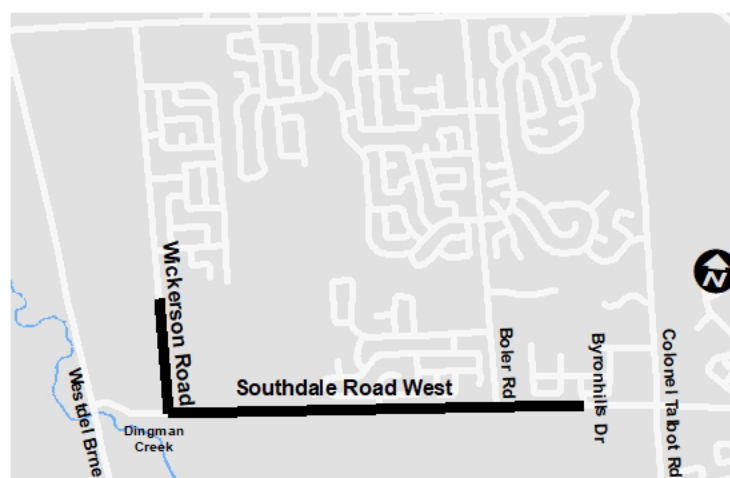
Corporate Services Committee – September 20, 2021 – Expropriation of Lands, The Southdale Road West and Wickerson Road Improvements Project.

### 2.0 Discussion and Considerations

#### 2.1 Background

The subject properties will support the Southdale Road West and Wickerson Road Improvements Project.

The project limits are on Southdale Road West from Byron Hills Drive to Wickerson Road and northerly 650m on Wickerson Road. See project limits map below.



Due to the growing use of these roads and developments in the area, combined with operational needs to improve safety and support for all travel modes, the Southdale Road West corridor improvements were identified as a priority as part of the 2019

Development Charges Background Study. Construction is currently scheduled to begin in 2022, subject to property acquisition and other approvals. Utility relocations and tree removals will be completed prior to capital construction.

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

The property ownership has changed during the course of the expropriation process but all interested parties have been served notice.

No hearing of necessity requests were received.

### **Anticipated Construction Timeline**

Property requirements are required to be secured for 2022 to facilitate utility relocations prior to construction. The project will commence with utility relocations with major road construction to follow thereafter.

Location Maps and legal descriptions of property are included as Schedule A.

## **Conclusion**

The Southdale Road West and Wickerson Road improvements project was identified in the 2019 Transportation Development Charges Background Study. The timing of construction has been determined in coordination with planned development in the area.

Construction is planned to take place in 2022 with commencement of utility relocations planned prior to construction to facilitate the improvements. The project has received approval as part of the Southdale Road West Municipal Class EA which identified the required property acquisitions.

Realty Services continues to negotiate with the outstanding property owner in parallel with Council approval to proceed with the expropriation process in order to meet the project construction timelines.

Impacted property owner's property compensation is protected through the expropriation legislation and Council Property Acquisition policy. If negotiated, property compensation settlements cannot be achieved on an amicable basis, the compensation may be arbitrated through the Ontario Land Tribunal (OLT).

**Prepared by:** Bryan Baar, Manager II, Realty Services

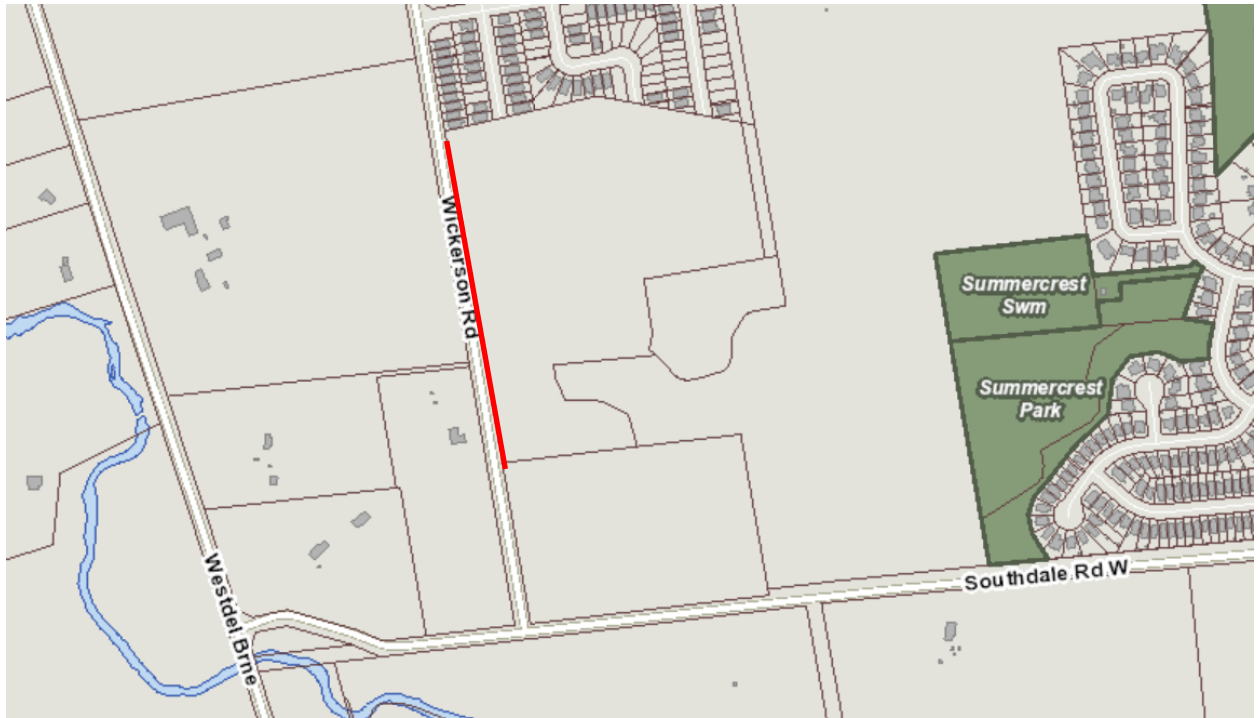
**Submitted by:** Bill Warner, AACI, Director, Realty Services

**Concurred by:** Doug MacRae, P. Eng., Director, Transportation and Mobility

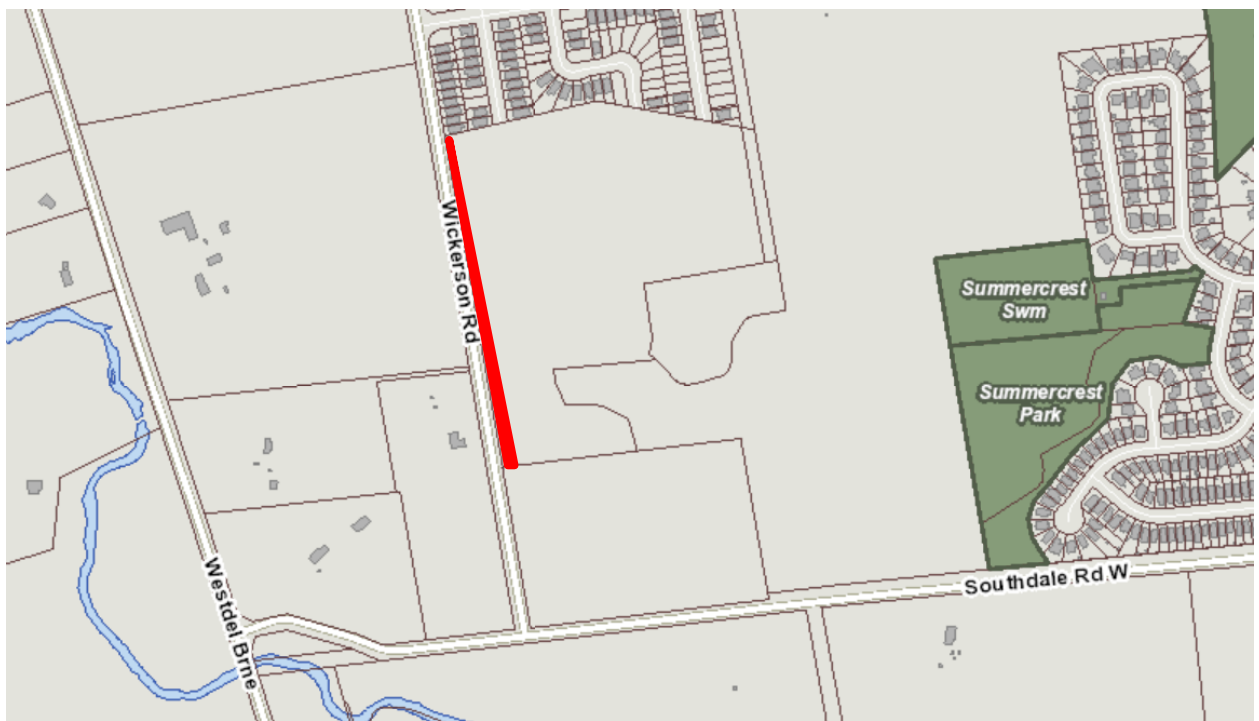
**Recommended by:** Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager, Environment and Infrastructure

**Appendix A Location Maps**

**PARCEL 1**



**PARCEL 2**



## **Schedule “A” Continued**

Parcel 1: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 22, 23, and 24 on Plan 33R-21075 being Part of PIN 08420-1502(LT)

Parcel 2: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 3, 4, and 5 on Plan 33R-21075 being Part of PIN 08420-1502(LT)

## Report to the Council of The Corporation of the City of London

**To:** The Council of The Corporation of the City of London

**From:** Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager,  
Environment and Infrastructure

**Subject:** Expropriation of Lands, Southdale Road West and Wickerson  
Road Improvements Project

**Date:** January 25, 2022

### Recommendation

That, on the recommendation of the Deputy City Manager, Environmental and Infrastructure, with the concurrence of the Director, Transportation and Mobility, on the advice of the Director, Realty Services, the following actions be taken with respect to the expropriation of land as may be required for the project known as Southdale Road West and Wickerson Road Improvements Project:

- a) the proposed bylaw attached as Appendix A being “A by-law to expropriate lands in the City of London, in the County of Middlesex, Southdale Road West and Wickerson Road Improvements Project **BE INTRODUCED** at the Municipal Council meeting to be held on January 25, 2022;
- b) the Civic Administration **BE DIRECTED** to take all necessary steps to prepare a plan or plans showing the Expropriated Lands and to register such plan or plans in the appropriate registry or land titles office, pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, within three (3) months of the Approving Authority granting approval of the said expropriation;
- c) the Mayor and City Clerk **BE AUTHORIZED** to sign on behalf of the Expropriating Authority, the plan or plans as signed by an Ontario Land Surveyor showing the Expropriated Land; and
- d) the City Clerk **BE AUTHORIZED AND DIRECTED** to execute and serve the notices of expropriation required by the *Expropriations Act, R.S.O. 1990, c. E.26* and such notices of possession that may be required to obtain possession of the Expropriated Lands.

### Executive Summary

The purpose of this report is to seek Municipal Council approval for the expropriation of lands required by The Corporation of the City of London for the Southdale Road West and Wickerson Road Improvements Project.

Seven property requirements have been identified to accommodate the design for improvements at this location. Negotiations with all property owners have been ongoing since the Fall of 2020 and there is one property outstanding. Realty Services continues to negotiate with the outstanding property owner in parallel with the Council approval to proceed with the expropriation process in order to meet the project construction time lines.

In order to meet planned construction time lines for 2022, it is necessary to advance the utility relocation contracts in Spring of 2022. As legal possession of all property requirements will be needed to award the utility and construction contracts, the expropriation of all outstanding property is necessary to be advanced.



## Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the strategic focus area of Building a Sustainable City by building new transportation infrastructure as London grows. The improvements to the Corridor will enhance safe and convenient mobility choices for transit, automobiles, pedestrians and cyclists.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

Civic Works Committee – June 19, 2012 – London 2030 Transportation Master Plan

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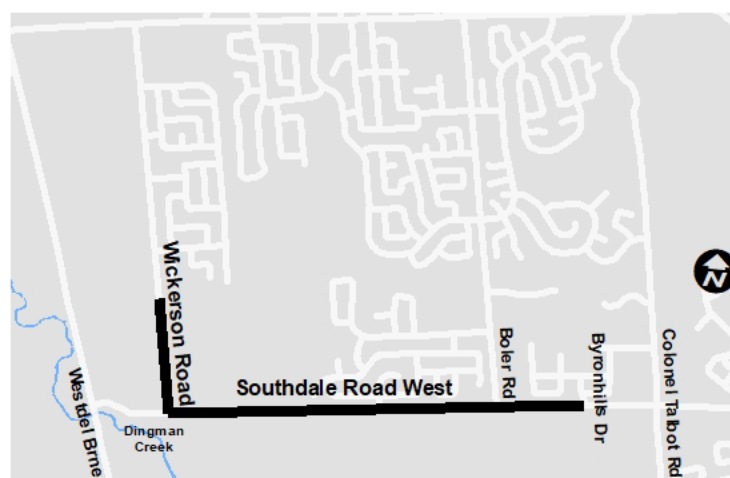
Corporate Services Committee – September 20, 2021 – Expropriation of Lands, The Southdale Road West and Wickerson Road Improvements Project.

### 2.0 Discussion and Considerations

#### 2.1 Background

The subject properties will support the Southdale Road West and Wickerson Road Improvements Project.

The project limits are on Southdale Road West from Byron Hills Drive to Wickerson Road and northerly 650m on Wickerson Road. See project limits map below.



Due to the growing use of these roads and developments in the area, combined with operational needs to improve safety and support for all travel modes, the Southdale Road West corridor Improvements were identified as a priority as part of the 2019 Development Charges Background Study. Construction is currently scheduled to begin in 2022, subject to property acquisition and other approvals. Utility relocations and tree removals will be completed prior to capital construction.

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

The property ownership has changed during the course of the expropriation process but all interested parties have been served notice.

No hearing of necessity requests were received.

### **Anticipated Construction Timeline**

Property requirements are required to be secured for 2022 road construction and to facilitate utility relocations prior to construction. The project will commence with utility relocations with major road construction to follow thereafter.

Location Maps and legal descriptions of property are included as Schedule A.

## **Conclusion**

The Southdale Road West and Wickerson Road Improvements Project was identified in the 2019 Transportation Development Charges Background Study, the timing of construction has been determined in coordination with planned development in the area.

Construction is planned to take place in 2022 with commencement of utility relocations planned prior to construction to facilitate the improvements. The project has received approval as part of the Southdale Road West Municipal Class EA which identified the required property acquisitions.

Realty Services continues to negotiate with the outstanding property owner in parallel with the Council approval to proceed with the expropriation process in order to meet the project construction timelines.

Impacted property owner's property compensation is protected through the expropriation legislation and Council property acquisition policy. If negotiated property compensation settlements cannot be achieved on an amicable basis, the compensation may be arbitrated through the Ontario Land Tribunal (OLT).

**Prepared by:** Bryan Baar, Manager II, Realty Services

**Submitted by:** Bill Warner, AACI, Director, Realty Services

**Concurred by:** Doug MacRae, P. Eng., Director, Transportation and Mobility

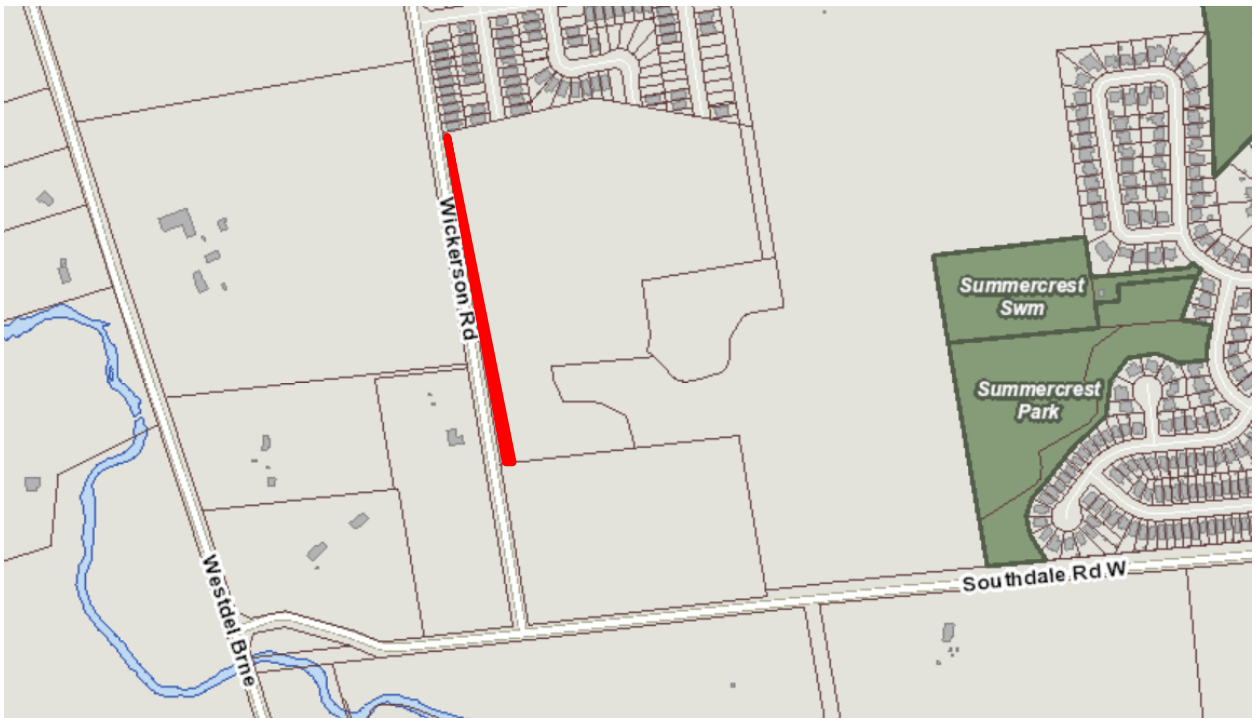
**Recommended by:** Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager, Environment and Infrastructure

**Appendix A Location Maps**

**PARCEL 1**



**PARCEL 2**



## **Schedule “A” Continued**

Parcel 1: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 22, 23, and 24 on Plan 33R-21075 being Part of PIN 08420-1502(LT)

Parcel 2: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 3, 4, and 5 on Plan 33R-21075 being Part of PIN 08420-1502(LT)

**APPENDIX "A"**

Bill No.  
2022

By-law No. L.S.P.

A by-law to expropriate lands in the City of London, in the County of Middlesex, for the as Southdale Road West and Wickerson Road Improvements project

WHEREAS the Municipal Council of The Corporation of the City of London, as Approving Authority, pursuant to the *Expropriations Act, R.S.O. 1990, c. E.26*, as amended, at its meeting held on January 25, 2022, approved the expropriation of the lands and premises hereinafter described in attached Schedule "A" of this by-law:

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

AND WHEREAS The Corporation of the City of London, as Expropriating Authority, at its meeting held on January 25, 2022, accepted the recommendation of Approving Authority;

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

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

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First reading – January 25, 2022  
Second reading – January 25, 2022  
Third reading – January 25, 2022

**Schedule "A"**

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

**DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE AS SOUTHDALE  
ROAD WEST AND WICKERSON ROAD IMPROVEMENTS PROJECT**

The following lands are required in fee simple:

Parcel 1: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 22, 23, and 24 on Plan 33R-21075 being Part of PIN 08420-1502(LT)

Parcel 2: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Part 3, 4, and 5 on Plan 33R-21075 being Part of PIN 08420-1502(LT)

**From:** van Holst, Michael <[mvanholst@london.ca](mailto:mvanholst@london.ca)>

**Sent:** Tuesday, January 11, 2022 8:45 AM

**To:** Schulthess, Michael <[mschulth@London.ca](mailto:mschulth@London.ca)>; Livingstone, Lynne <[llivings@London.ca](mailto:llivings@London.ca)>; Card, Barry <[bcard@london.ca](mailto:bcard@london.ca)>

**Subject:** Requests for confidential information: Medical advice

Because the CSC committee wants to move forward with the amended vaccination policy, I would like to see medical advice that underlies it. I understand that this is confidential. Would you kindly make this a reason to go into camera at the upcoming council meeting so that I can hear the advice and ask questions about it?

Many thanks,

Michael van Holst  
Councillor, Ward 1

RE: Proof of Vaccination policies – council agenda communication

January 17, 2022

Dear Council Colleagues,

I observe that, in Ontario, we have a highly vaccinated, masked, social distanced, and vaccine-status-segregated society. Yet the COVID omicron variant has spread rapidly through the population despite these precautions. This very unexpected result tells me that we have been acting on some false assumptions. There are plenty of reasons why our map might not be the same as the territory, and multiple ways that data may be getting misinterpreted.

I know that my perspectives are frustrating to some other council members, and I attribute this to different world views. To me, it is very plausible that monied interests would encourage the adoption of false assumptions so that billions of deficit dollars would be spent on more vaccines than were necessary. The introduction of weaponized narratives also seems to have held us on that course.

There are new definitions for words like “pandemic”, “vaccine”, “herd immunity”, and “case”. For diagnosis, we switched from cultured samples to PCR tests which are much less reliable. Some statistics combined the people who died “with COVID” and the people who died “of COVID”. All these things can skew our perspective of reality.

A big part of the pandemic story has been attacks on people with different views, especially doctors who were proposing existing treatments as an alternative to locking down society until vaccines could be developed as a cure to wipe out COVID. There has also been a laser focus on cases while the collateral damage of mandates has been largely ignored.

I don't say this to detract from people's any sincere efforts to keep themselves and others safe. It is not their fault if others have manipulated the situation. I write these things to be transparent about why I don't agree with the more extreme policy actions that discriminate, coerce, or take away people's rights. I also don't want our free society to become a medical technocracy where unelected and unaccountable bureaucrats control our lives.

I respect that you may have a world view where the things I suggest are beyond the realm of possibility. For that reason, I won't waste your time trying to convince you. However, I do consider it my duty to document these observations and place them on the public record.

Sincerely,

Michael van Holst



Dear Mayor and London City Councilors,

My name is Gal Harper and I'm writing this letter as a concerned Londoner. I'm a local business owner, an activist, and a father of two beautiful young children. I am also a black man who has witnessed discrimination in health care, which resulted in the untimely passing of my father.

There is a narrative that we can segregate our way out of a pandemic. Omicron has proven that is not true, so please do not normalize this kind of thinking. There is no place for discrimination in health care and it should not appear just because a pandemic is declared.

We know that some races have greater susceptibility to some diseases. If this becomes the case for a COVID variant, will people's cry for "safety" follow a similar path of segregating the unvaccinated and return us to race based segregation?

Did you say, "It could never happen in Canada?" Well, I disagree. Growing up Black in Ontario provided me with an unfortunate number of experiences where discrimination and even segregation were apparent. I've also spent much of my adult life studying history, and I can assure you that the segregational tactics being used today have no place in modern society.

If I had to explain to a white Londoner what it's like to be Black in a racist city, I would tell them to go to a local grocery store without a mask and make note of the looks and treatment received. You would experience strangers looking at you as if you don't belong, avoiding you as if disgusted by your very existence, and acting threatened and scared by your presence. There would be store employees treating you like a second-class citizen, sometimes even refusing you service or giving you different levels of service. This is what is happening now to our communities. People are being taught and conditioned to fear their neighbours, their friends, and even their family. It's not how we ought to treat each other and it's definitely not the type of behaviour that should be enshrined in policy.

A councillor said that many strategies are being used to combat COVID. If that is true then, please, why not rely on those and leave off discrimination which may do more harm than good.

Sincerely,

Gal Harper

**From:** bill brock  
**To:** Ed Holder <[mayor@london.ca](mailto:mayor@london.ca)>; Lynne Livingstone <[livings@london.ca](mailto:livings@london.ca)>  
**Sent:** Tuesday, January 11, 2022, 12:37:18 a.m. EST  
**Subject:** Civic Works Committee

Mayor Holder and City Manager Lynne Livingstone

Re: 4.1 Investing in Canada Infrastructure Program : Public Transit Stream 3

This is a 4 page report to a committee indicating expenditures of millions of dollars on this program!

According to city identification "Active Transportation" is biking and walking! This report goes a way beyond that and lacks clarity to the actual benefits!

The inference is major benefit generated towards more than factual projects will provide to transportation overall.

Right now thousands of Londoners every day walk on many streets to wherever including buses! That cannot be said that changes the projects identified would significantly benefit us!

You should not disguise rebuilds as part of fourth program!

The costing benefits from assessment growth is not realistic; noting that there is greater need to do necessary programs for betterment of SERVICE not bricks and mortar!

Finally, to state " THE PROJECTS IDENTIFIED IN THIS REPORT FOR NEAR-TERM SUBMISSION WOULD PROVIDE ECONOMIC

AND EQUITY TO THE TRANSPORTATION SYSTEM BY IMPROVING MULTI-MODAL CONNECTIVITY, GIVING LONDON RESIDENTS MORE TRANSPORTATION CHOICES ACROSS A VARIETY OF NEIGHBOURHOODS!

Choices should not be because you may use them and without actual usage data!

When you provide roads; provide services it is based on need! The services provided should be based on need and adjusted according to needs! Essential services and need come before choices.

You can't build it and they will come: better service is the key to success!

I believe taking advantage of this gov't program (given the low priority) is a political process supporting the view "If you don't spend it you lose it". The dollar is ours ;regardless how you name it! Will lose money / funding for upcoming essential services when well dries up!

Our Council was the only one who stated "We made a 20 million dollar profit " from other gov't levels during Covid 19!

I urge you to pause and bring together; in open session ,all parties who are involved in providing transportation to ensure better service is the real outcome and establish an updated plan based on changes to 1/2 billion BRT; including elimination of north / west corridors and 50% contingency and first / last mile concept!

William Brock CIM  
Public Transit 38 Years  
London School Board 20 years,

Several city committees, task forces 20 + years.  
Compensation task force (3 times)

**From:** bill brock  
**Sent:** Thursday, January 13, 2022 5:01 PM  
**To:** Dunleavy, Sydney <[sdunleavy@london.ca](mailto:sdunleavy@london.ca)>  
**Subject:** [EXTERNAL] Revised Council agenda item 2nd letter

Mr. Schulthess; City Clerk,  
City of London  
(Revised)

Re: Civic Works Meeting review of tape.

Please refer this second letter to the Council meeting of January 25th, 2022 as it applies to what happened at meeting by committee members.

The following issues are raised with a view to having Councilors or staff clarify before Council makes a decision!

(a) The Chair and another Councilor (according to Chair) indicated they did research (behind the scene) checking sidewalks, bike lanes and bridge crossings going back 10-20-30 years with a view to bringing them up to today's standards! This is wrong and a tremendous misuse of much needed dollars for real issues. This is not the role of Councilors! For many years millions of citizen trips have traversed these systems!

(b) City engineer / asst. city manager (environment) indicated London Transit opposes layover for buses because of trouble getting back into traffic. The city is upgrading traffic lights to treat buses like emergency vehicles ( get priority) and the city supported legislation that requires other traffic to let buses back in!  
Given the changes on Wavell St. you are creating a situation where ; unless passengers are right at stop they get passed! What about challenged people impact ; elderly or transfers from other buses?

(c) Councilor claims west route is shovel ready! All of the 5 routes were approved from the environmental process. The detailed design and acquisition of properties etc. has not been done! I don't believe final routing has been determined or approved (lost 8-7 vote). Staff need to clarify status of target completion for all of BRT!

(d) References to bikes on buses or left in racks etc. ignores the data on current uses! Is it possible to identify actual use on current system from across the city factors around special needs which in either case takes more time?

(e) Given the long term impact on better transportation service millions of transit riders are being shafted because because of this approach. In looking at London Plan it appears you have forgot "Service is the key not bricks and infrastructure"! Yesterday I reviewed - Whitney Tilson: Empire Finance Research about Taas- Transportation as a service (Major impact on numbers of vehicles and land use) in years coming which appears to be before BRT completion. Check it out; you have time! Is it possible traffic

will be reduced and parking lots drastically reduced creating more livable space in existing space!

Finally, I am dismayed that you need to spend millions on items ranking below the "NEED LABEL" just because there is money to use and they are shovel ready! Your attitude of spend or lose cannot help but bleed to the staff in their budgets! Where has the "EXPERTS" been that should of had a handle on this? The staff indicated they take their direction from the Council (not a councilor)! Where did we go wrong? I remember the days the "Experts" would say not withstanding our recommendation. Millions of dollars and not a whimper from the community! All this in a committee meeting of 6 people to be rubberstamped by under the guise (not need) London has no choice.

Please change before too late! Will you be looking for more more funds to complete BRT and ignore possible changes before 2027.

Is this a problem because the Province is running the game or you?

William Brock

RE: PTS funding

January 16, 2022

Dear Council Colleagues,

Fourteen million dollars seems like an unbalanced amount to spend on new cycling lanes from the Public Transit Stream (PTS) of the Investing in Canada Infrastructure Program (ICIP). However, there are approximately \$39 Million in streetlights needed to properly illumine the city. I therefore ask that the following motion be supported.

That civic administration BE DIRECTED to reallocate seven of the fourteen million dollars of PTS funding earmarked for cycling lanes into the warranted streetlight program.

Yours,

Michael van Holst  
Councillor, Ward 1

**From:**

**Sent:** Friday, January 21, 2022 4:53 PM

**To:** Schulthess, Michael <[mschulth@London.ca](mailto:mschulth@London.ca)>

**Subject:** [EXTERNAL] Council MTG - Jan 25 - Item 6.4 - Intake # 3 - Added Agenda Submission

Michael - As this full Council MTG agenda was only added today ( Friday ) to the Public Notice board, could you and your team add this as an ' Added Agenda ' distribution for the Jan 25 Full Council MTG @ respect to Item 6.4 On the Agenda – Intake # 3 – “ INVESTING ? in Canada Infrastructure Spending “

Mayor Holder ( Chair ) – Full Council – please consider this feedback from a quick review of the Sub – Committee voting results from a week ago as aired out @ a few concerned City of London residents ;

The very 1<sup>st</sup> major “ SPEND “ proposal out of the box from City of LDN for 2022 is for \$ 40 M of which almost \$28 million is for active transportation improvements ( bikes ) surprised no one on our ZOOM call this morning , City Staff and Mr. Doug MacRae seem to be totally disconnected from the following realities :

1. There is “ one tax payer “ and accelerating this \$ 40 M total spend just because 2/3 of the funding comes from more senior levels of government and the attitude of use it or lose it is a nothing short of irresponsible.
2. There is zero impact we can see @ respect to growing jobs or GDP with this capital plan , a serious problem with both our Fed government and City of LDN project assessment criteria.
3. This proposal like all others before @ Active Transportation comes with HUGE annual maintenance costs of \$ 1750 per KM per year , this proposal adds over \$ 800, 000 per year alone.
4. The absolute **BIGGEST and GROWING annual customer complaint** flagged by the city of London’s own metrics for the past 5 full years is moving and removing bottlenecks in our existing traffic grid . (Transit, Commercial, Electric or traditional cars users). This proposal does nothing to address this priority issue.
5. We cancelled a much needed Wonderland Road widening Project in November 2021 to comply @ the new Climate lens & now only offer up a new Transportation Master Plan to be complete by Mid – 2024 ( not built just add 5 years ) . The new ESG lens will worsen this outlook.

Strong RECO - Include “ ACTIVE TRANSPORTATION “ issues in the total review of the Transportation Master Plan to determine where this priority actually shakes out with City of London Staff & the proposed revised consolidation of a more balanced Active Transportation & Traffic sub- group.

THXS For Your Consideration

Chris Butler



## HELPING LONDONERS RIDE MORE

Jan.24, 2022

Dear City Council,

London Cycle Link applauds the Civic Works Committee's recommendation to leverage the Investing in Canada Infrastructure Program (ICIP) for a multi-million-dollar investment to enhance and expand London's active transportation program.

City Council's commitment to the strategic goals of increasing access to transportation options and improving safety for all modes of transportation will lead to a healthier, more vibrant and equitable place to live, work and play.

We believe the projects identified are an important step towards safer and healthier roadways and paths for all, addressing barriers like secure bike parking, and increasing public transit catchment areas. **We ask that Council approve the recommendation from Civic Works for staff to submit the projects identified for Intake 3 of the Public Transit Stream for ICIP.**

Kind regards,

Molly Miksa  
Executive Director  
London Cycle Link



# Planning and Environment Committee

## Report

The 2nd Meeting of the Planning and Environment Committee  
January 10, 2022

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

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: Councillors M. van Holst, M. Cassidy, and M. Hamou; A. Anderson, G. Barrett, G. Belch, J. Bunn, M. Campbell, M. Corby, B. Debbert, M. Feldberg, P. Kokkoros, G. Kotsifas, H. McNeely, L. Mottram, B. Page, A. Pascual, M. Pease, Vanetia R., A. Riley, M. Schulthess, M. Tomazincic and B. Westlake-Power

The meeting was called to order at 4:00 PM, with Councillor A. Hopkins in the Chair, Councillors 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. Lehman  
Seconded by: S. Lewis

That Items 2.1 to 2.7 BE APPROVED.

Yeas: (4): A. Hopkins, S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

#### 2.1 1761 Wonderland Road North (H-9407)

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

That, on the recommendation of the Director, Planning and Economic Development, based on the application by 1830145 Ontario Limited (York Developments), relating to the property located at 1761 Wonderland Road North, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022, 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 Neighbourhood Shopping Area NSA3 and NSA5 Special Provisions Bonus (h-17\*h-103\*NSA5(3)/NSA3\*B-71) Zone TO a Neighbourhood Shopping Area NSA3 and NSA5 Special Provisions Bonus (NSA5(3)/NSA3\*B-71) Zone. (2022-D09)

**Motion Passed**

2.2 1150 Fanshawe Park Road East (H-9393)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Stackhouse Developments (London) Inc., relating to the property located at 1150 Fanshawe Park Road East, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Restricted Office/Convenience Commercial/Residential R8 Special Provision (h-5/h-18/RO2/CC5(1)/R8-4(60)/B-70) Zone TO a Restricted Office/Convenience Commercial/Residential R8 Special Provision RO2/CC5(1)/R8-4(60)/B-70) Zone to remove the h-5 and h-18 holding provisions. (2022-D09)

**Motion Passed**

2.3 3924 Colonel Talbot Road (H-9366)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Ironstone, relating to the property located at 3924 Colonel Talbot Road, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (h\*R1-3(7)) and (h\*R1-3/R4-6(16)/R6-5) Zone TO a Residential R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (R1-3(7)) and (R1-3/R4-6(16)/R6-5) Zone to remove the "h" holding provision. (2022-D09)

**Motion Passed**

2.4 660 Sunningdale Road East (39T-17502)

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

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 Peter Sergautis, for the subdivision of land over Concession 6 S, Part Lot 13, situated on the north side of Sunningdale Road, west of Adelaide Street North, municipally known as 660 Sunningdale Road East:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited, for the Applewood Subdivision, Phase 3 (39T-09501) appended to the staff report dated January 10, 2022 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 January 10, 2022 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. (2022-D12)

**Motion Passed**

2.5 1738, 1742, 1752 and 1754 Hamilton Road (39T-17502)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Thames Village Joint Venture Corp., relating to the lands located at 1738, 1742, 1752 and 1754 Hamilton Road, the Approval Authority BE ADVISED that the Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision SUBJECT TO the previously imposed conditions contained in Appendix "A" (File No. 39T-17502) appended to the staff report dated January 10, 2022. (2022-D12)

**Motion Passed**

2.6 Strategic Plan Variance Report

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

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated January 10, 2022, entitled "Strategic Plan Variance Report" BE RECEIVED for information. (2022-C08)

**Motion Passed**

2.7 Building Division Monthly Report - November 2021

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

That the Building Division Monthly Report for November, 2021 BE RECEIVED for information. (2022-A23)

**Motion Passed**

### **3. Scheduled Items**

3.1 1389 Commissioners Road East (Z-9446)

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

That, on the recommendation of the Director, Planning and Development, based on the City-initiated zoning by-law amendment relating to lands located within the Summerside Subdivision – Phase 17, known municipally as 1389 Commissioners Road East, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 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 (R1-3) Zone TO a Residential R1 (R1-2) Zone;

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

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

- the recommended zoning 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 Low 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 planned vision of the Neighbourhoods Place Type. (2022-D09)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

### 3.2 150 King Edward Avenue (Z-9398)

Moved by: S. Lewis

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 1767289 Ontario Inc., relating to the property located at 150 King Edward Avenue, the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022, 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) Zone TO a Neighbourhood Shopping Area Special Provision (NSA3(\_)) Zone and a Residential R6 Special Provision (R6-5(\_)) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) orient the ground floor active uses, including commercial units and primary entrances to residential units, towards the King Edward Avenue frontage;
- ii) ensure the public entrance(s) of commercial unit(s) are easily distinguished from residential entrances. Consider locating commercial signages above the commercial units to provide distinction between type(s) of entrance and consider incorporating weather protection (e.g., canopies) above entrances;
- iii) provide direct walkway access from ground floor units (Commercial and Residential) to the public sidewalk along King Edward Avenue frontage;
- iv) ensure that the design of any fourplex end units with elevations flanking the public street are oriented to the street by providing enhanced architectural details, such as wrap-around porches, entrances and a similar number of windows, materials, and articulation as is found on the front elevation; and,
- v) provide safe, convenient, and direct pedestrian connections throughout the site between unit entrances, amenity spaces, parking areas and the city sidewalk;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node designation; and,
- the recommended amendment facilitates the redevelopment of an underutilized parcel of land within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D09)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

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

Motion to close the public participation meeting.

Yeas: (5): A. Hopkins , S. Lewis, S. Lehman, S. Hillier, and E. Holder

Absent: (1): S. Turner

**Motion Passed (5 to 0)**

3.3 100 Kellogg Lane (Z-9408)

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

That, on the recommendation of the Director, Planning and Development, based on the application by E. & E. McLaughlin Ltd., relating to the property located at 100 Kellogg Lane, the proposed attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 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 Special Provision (BDC1/BDC2(12)) Zone TO a revised Business District Commercial Special Provision (BDC1/BDC2(12)) Zone;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Rapid Transit Corridor Place Type;
- 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; and,
- the recommended amendment provides for further compatible adaptive reuse of a large industrial site located within a community in transition, comprised of legacy industrial uses and existing residential and commercial uses. (2022-D09)

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Additional Votes:

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

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

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

Motion to close the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

3.4 1140 Sunningdale Road East (Z-9405)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2839069 Ontario Inc. c/o Royal Premier Homes, relating to the property located at 1140 Sunningdale Road East:

a) the proposed by-law appended to the staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan), to change the zoning of the subject property FROM a Convenience Commercial Special Provision (CC(14)) Zone, TO a compound Convenience Commercial Special Provision/Residential R8 Special Provision Bonus (CC4(\_)/R8-4(\_)-H16-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 density of 100 units per hectare, in general conformity with the Site Plan, Elevations and Renderings attached as Schedule "1" to the amending by-law, and provides for the following:

- 1) Exceptional Site and Building Design
  - i) a building placement that is street-oriented and which reinforces the existing window-street context along Sunningdale Road East to provide for continuity of the built street-wall;
  - ii) the provision of a pedestrian walkway across the front of the subject lands that functions as a continuation of the city sidewalk located west of the subject lands on the north side of Pleasantview Drive, and connecting to the city sidewalk located east of the subject lands on the north side of Sunningdale Road East;
  - iii) the provision of yard depths along all edges of the proposed development to accommodate a landscaped buffer able to support tree growth and screen the proposed development from adjacent residential uses;
  - iv) the provision of enhanced landscaping along Sunningdale Road East to screen any surface parking areas located in the front yard from the city-owned boulevard;
  - v) a well pronounced, street-oriented principal building entrance for residential uses;
  - vi) a well pronounced, street-oriented unit entrance for commercial uses with large expanses of clear glazing, a wrap around canopy and signage;
  - vii) individual ground-floor residential unit access and private individual courtyards on the street-facing (south) elevation;
  - viii) inset balconies to screen views from the proposed development to the existing single detached dwellings to the west; and,
  - ix) a high-level of articulation and architectural detailing on the street-facing front facade for visual interest;

- 2) A minimum of 80% of the required parking spaces provided underground
- 3) A minimum of 5% of the required parking spaces fitted with electric vehicle charging stations
- 4) Provision of Affordable Housing
  - i) a total of two (2) 1-bedroom units will be provided for affordable housing;
  - ii) rents not exceeding 80% of the Average Market Rent for the London Census Metropolitan Area as determined by the Canadian Mortgage and Housing Corporation at the time of building occupancy;
  - iii) the duration of affordability set at 50 years from the point of initial occupancy; and,
  - iv) the proponent is to enter into a Tenant Placement Agreement with the Corporation of the City of London to align the affordable units with priority populations;

it being noted that the following site plan matter(s) was (were) raised during the application review process to be addressed through the Site Plan Approval process:

- i) the noise recommendations and warning clauses contained in the Environmental Noise Assessment Report – 1140 Sunningdale Road East prepared by Strik Baldinelli Moniz Ltd. dated May 2021 assessing predicted noise levels resulting from road traffic volumes (Sunningdale Road East) on the proposed development be considered by the Site Plan Approval Authority for inclusion in any Site Plan and Development Agreement;
- 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 these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, as it will contribute to the mix of residential types and housing options (including affordable housing) available to address diverse housing needs; is a compact form of development that will use land, infrastructure, and public service facilities efficiently; and provides for infill and residential intensification at an appropriate location identified and supported by municipal policy directions;
- the recommended amendment conforms to the in-force policies of The London Plan that contemplate low-rise apartment buildings as a primary permitted use on lands identified as Neighbourhoods and located on major streets. The proposed convenience commercial use will be scaled appropriately for the in-force policies that aim to achieve an appropriate range of commercial uses, including retail, service, and office uses, within the Neighbourhoods Place Type. The proposed development will provide for residential intensification in a form that can minimize and mitigate the impacts of the development on adjacent properties thereby being sensitive, compatible and a good fit with its context;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan that contemplates low-rise apartment buildings as primary permitted uses and convenience commercial uses as secondary permitted uses on lands identified as Multi-Family, Medium Density Residential on major streets. Convenience commercial uses are contemplated as stand-alone uses or on the ground floor of apartment



buildings. The proposed development will provide for convenience commercial uses that are appropriately sized and neighbourhood-oriented serving the needs of the surrounding residents;

- the proposed development is eligible for bonus zoning under the bonus zoning criteria in the 1989 Official Plan and will secure public benefit and site and building design elements that are commensurate to the additional building density;
- the use of bonus zoning will secure two (2) affordable housing units within the proposed development in support of Municipal Council's commitment to the Housing Stability Action Plan, Strategic Area of Focus 2: Create More Housing Stock to meet current and future needs for affordable housing; and,
- the use of bonus zoning will secure electric vehicle charging stations for residents in support Municipal Council's commitment to minimizing and mitigating climate change. (2022-D09)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): A. Hopkins , S. Lewis, S. Lehman, and S. Hillier

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

**Motion Passed (4 to 0)**

Moved by: S. Hillier

Seconded by: S. Lehman

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

### 3.5 257-263 Springbank Drive (O-9354/Z-9355)

Moved by: S. Lewis

Seconded by: S. Turner

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application by Anast Holdings Inc., relating to the property located at 257-263 Springbank Drive:

- a) the proposed by-law appended to the revised staff report dated January 10, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend the Official Plan (1989) to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" to permit a residential apartment building with a maximum building height of 5-storeys - 20 metres (northerly half)/6-storeys - 23 metres (southerly half) and with a maximum density of 137 units per hectare within the Auto-Oriented Commercial Corridor designation to align the 1989 Official Plan

policies with the Neighbourhood Place Type policies of The London Plan; and,

b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on January 25, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM an Arterial Commercial Special Provision (AC2(2)) Zone TO a Holding Residential R9 Special Provision (h-5\*R9-7( )) Zone;

it being noted that the h-5 holding provision being included in this recommendation is for a public site plan meeting to include the following issues raised at the public participation meeting, but not limited to fencing, tree preservation, garbage storage and garbage collection and snow removal and snow loading;

it being further noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

- i) board on board fencing along the west, and north property boundaries that not only exceed the standards of the Site Plan Control By-law but also has screening/privacy qualities;
- ii) ensure the tree preservation report has been updated, consent has been granted from Forestry Operations to remove any boulevard trees and vegetation, and a risk assessment of trees prior to construction and anticipated with construction is conducted;
- c) 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-laws as the recommendation implements the same number of proposed units of 38 for which public notification has been given;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to, the Urban Corridor Place Type policies. It also conforms with the in-force policies but not limited to the Key Directions, and City Design policies;
- the recommended amendment meets the criteria for Specific Area Policies and will align the 1989 Official Plan with The London Plan;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of development; and,
- the subject lands represent an appropriate location for intensification in the form of an apartment building, at an intensity that is appropriate for the site and surrounding neighbourhood. (2022-D09)

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Turner

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

Moved by: S. Lehman

Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

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

##### **4.1 1st Report of the Environmental and Ecological Planning Advisory Committee**

Moved by: S. Lehman

Seconded by: S. Lewis

That, the following actions be taken with respect to the 1st Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on December 16, 2021:

- a) the Working Group report relating to the property located at 952 Southdale Road West BE FORWARDED to the Civic Administration for consideration;
- b) the proposed "London's Bird-Friendly Skies" brochure BE AMENDED to include images of bird friendly residential windows and an explanation of why the markers are important; it being noted that the Environmental and Ecological Advisory Committee held a general discussion with respect to this matter; and,
- c) clauses 1.1, 2.1 to 2.4, inclusive, and 4.1 BE RECEIVED for information.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

##### **4.2 1st Report of the Trees and Forests Advisory Committee**

Moved by: S. Turner

Seconded by: S. Hillier

That, the following actions be taken with respect to the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on December 22, 2021:

- a) the following actions be taken with respect to the Green Roofs Update:

- i) the Civic Administration BE REQUESTED to include a discussion paper, as a part of the ReThink Zoning process, that is dedicated to the issues of environmental sustainability and climate change; and,
- ii) the Civic Administration BE REQUESTED to provide a clear definition of Green Roofs for the ReThink Zoning process;

it being noted that G. Barrett, Director, Planning and Development, provided a verbal update with respect to this matter;

it being further noted that the Civic Administration will engage with the Trees and Forests Advisory Committee as part of the consultation process for ReThink Zoning;

- b) the amended document appended to the 1st Report of the Trees and Forests Advisory Committee, with respect to the Trees and Forests Advisory Committee (TFAC) Draft Comments Regarding the Tree Planting Strategy Update, BE REFERRED to Civic Administration for their consideration;

it being noted that A. Valastro will submit an additional recommendation, with respect to this matter, at the next TFAC meeting; and,

- c) clauses 1.1, 2.1 and 2.2, inclusive, BE RECEIVED for information.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

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

Moved by: S. Lehman

Seconded by: S. Turner

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

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

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

The Planning and Environment Committee convenes, in Closed Session, from 6:34 PM to 7:00 PM.

**7. Adjournment**

The meeting adjourned at 7:02 PM.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.2 PUBLIC PARTICIPATION MEETING – 150 King Edward Avenue (Z-9398)

- Nick Dyjach, Strik Baldinelli Moniz: Good afternoon, Madam Chair. My name is Nick Dyjach, I'm a Planner with Strik Baldinelli Moniz. I'm acting on behalf of the applicant and landowner Wentworth Franks who is also online today. We've had the opportunity to review the staff report that was prepared by Graham Bailey which has been great to work with. We are certainly in favor of its findings and recommendations. I think those that know the area can agree that this particular site is in great need and is a great candidate for redevelopment. The existing strip mall is outdated and no longer functions the way that it was intended to for the neighbourhood and has been vacant for several years. We believe that the proposed development we're bringing forward is compatible with the surrounding uses. It is a good example of intensification within a mature neighbourhood as well. As Michael Tomazincic explained there's two parts to the application, the first is a mixed-use building which would be brought toward the street which brings a smaller commercial footprint which is more conducive to the neighbourhood scale commercial that it is intended for which is different from the neighbourhood comment that mentions that the former commercial site is not really working but we believe this new footprint would actually improve the commercial viability and would attract new tenants. The second part includes the apartment housing and the fourplex units which are located toward the rear of the mixed-use building. Those residential uses provide a range of household types which would be supportable to housing choice, [inaudible], and area has a variety of floor plans that would be more conducive to the market. We hope that Committee would also be in agreement with the recommendations of the report and supportive of the zoning application. With this approval the applicant would be anxious to move forward with site plan approval and it's ultimate site development. Thank you for your time and consideration and I'd be happy to answer any questions.
- Michael Nam, 397 Thompson Road: My name is Michael Nam and I am the owner of 397 Thompson Road, London, along with my mother here. We've been here for about five years and within that time we very well know 150 King Edward Ave and we've seen throughout that time tenants moving in and out and we do feel that it's the building and the land is underperforming, and it is very nice to see that there's going to be a redevelopment and to promote more activity and increase traffic flow on to Thompson Road / King Edward area. It's very positive and we are very happy to see this and we are hoping that the planning application gets approved and it will be better for the future and that's all I say that we'd like to see. This is very good. Thank you very much.

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2022

By-law No. Z.-1-22\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at part of 100 Kellogg Lane.

WHEREAS E & E McLaughlin Ltd. has applied to rezone an area of land located at 100 Kellogg Lane, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Section Number 25.4 of the Business District Commercial (BDC2) Zone is amended by repealing the existing Business District Commercial Special Provision (BDC2(12)) Zone and replacing it with the following:
  - ) BDC2(12) 100 Kellogg Lane
    - a) Additional Permitted Uses
      - i) Self-Storage Establishments (restricted to basement floor of the existing building)
      - ii) Place of Entertainment
      - iii) Amusement Game Establishments
    - b) Regulations
      - i) Height 15 metres (49.21 feet)  
(Maximum)
      - ii) Notwithstanding the provisions of Section 4.19(10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
      - iii) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building), in combination with the Office uses permitted in the LI1(18) zone on 100 Kellogg Lane.
      - iv) A maximum Gross Floor Area of 2,200m<sup>2</sup> (23,680ft<sup>2</sup>) shall be permitted for individual Places of Entertainment and Amusement Game Establishments.
      - v) Notwithstanding the provisions of Section 4.18 2) of Zoning By-law No. Z.-1, outdoor patios may be permitted in any yard, at or above grade, but shall be located a minimum of 65 metres from lands owned by the Canadian National Railway.

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.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P13, either upon the date of the passage

of this by-law or as otherwise provided by the said section.

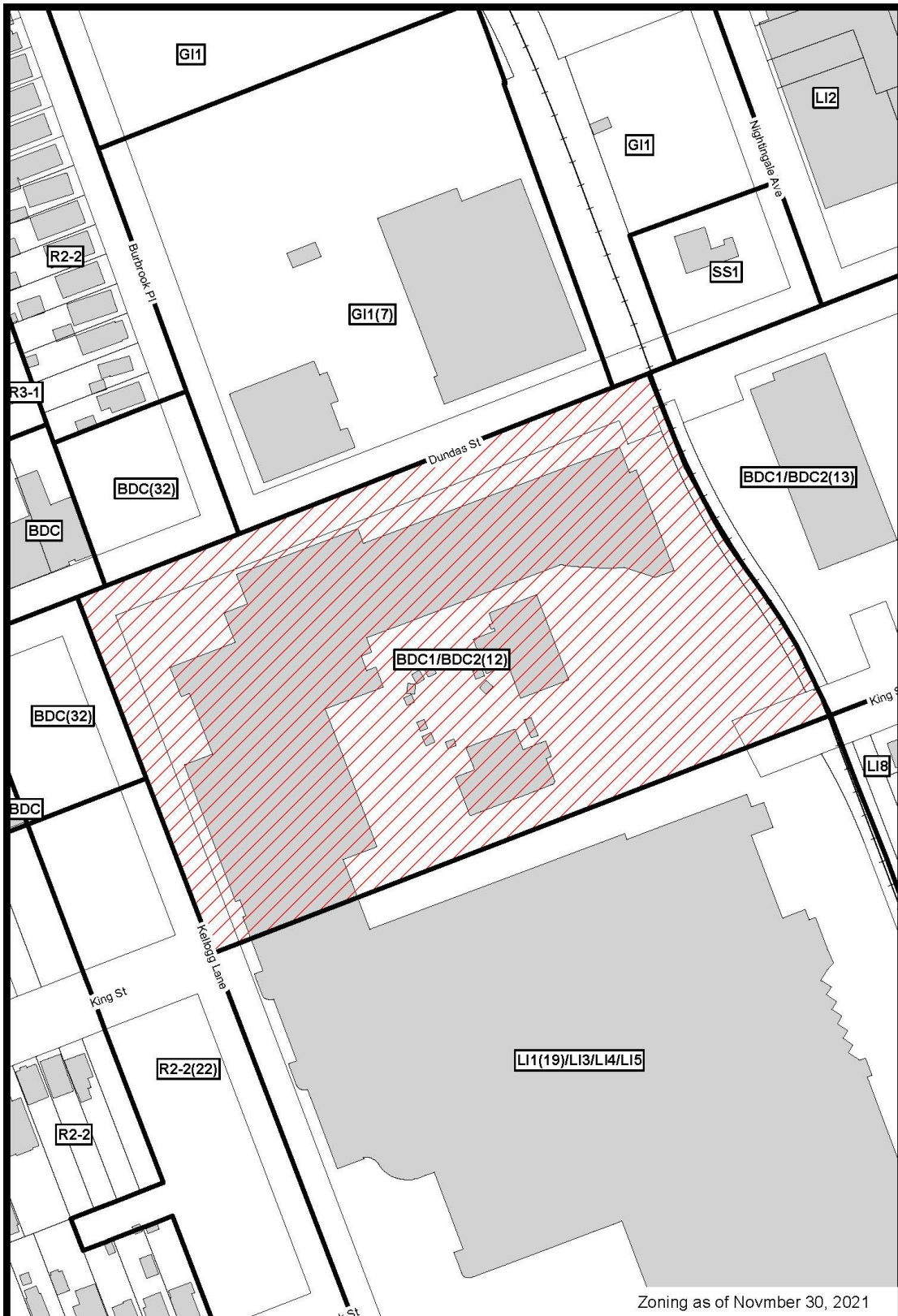
PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

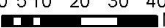
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: Z-9408  
Planner: BD  
Date Prepared: 2022/01/12  
Technician: rc  
By-Law No: Z-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters





## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – 100 Kellogg Lane (Z-9408)

- Ben McCauley, Zelinka Priamo Ltd.: Good evening, Madam Chair. Can you hear me? This is Ben McCauley, Zelinka Priamo Ltd. representing the applicant E. & E. McLaughlin Ltd. I'd just first like to thank staff for the excellent presentation. I have no further comments to add at this point, but I am here to answer any questions. Thank you.

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – 1140 Sunningdale Road East (Z-9405)

- Mike Davis, Siv-ik Planning and Design: Good afternoon, Chair Hopkins, Members of Committee, appreciate the opportunity to speak today. My name is Mike Davis, I'm a partner with Siv-ik and actually we are a brand-new urban planning and design studio based here in London. Really excited to be here with you this afternoon and look forward to these opportunities to work with you in this capacity over this term of Council and well beyond. I'm here today representing our client Royal Premier Developments who are the owner and developer of the project at 1140 Sunningdale Road East. Also, while I am here, I want to acknowledge the team at Zedd Architecture who has been a key member of our project team and have brought to life the building design that we are bringing forward today. This is a significant milestone for what we intend will be a really interesting new infill project in Northeast London. We're fully in agreement with the recommendation report from the Planning staff and specifically I would like to thank Melissa Campbell and also Mike Corby for their guidance in working with us to get to this point and of course the rest of the team at the city played a role in that. This is a project that we've been working on for the better portion of ten months with Royal Premier Developments. Just to give you a little bit of insight in terms of our approach and mindset in tackling this project, it really centered first around how do we make the best use of the remaining portion of this site in a way that is going to contribute positively and add to the housing stock in north Stoney Creek. In doing so, how do we be sensitive to the context of the site and come up with a design that fits well with what exists and what's planned in the area and then thirdly, in recognition of this change we're bringing forward, this evolution in the neighbourhood, how do we involve and inform the community in that process? What we've come up with is a four-storey mixed-use apartment concept building that includes forty-two new residential units; two of those units are going to be leased at eighty percent of average market rent over the course of the next fifty years. There is a small commercial unit of roughly twenty-six hundred square feet that's going to be developed on the ground floor of the building, which, in the near-term will be the new home of Springhill Flowers, a business that has operated on this site for many years and has a lot of history in this part of Northeast London. Just a few key decision points we made along the way. One, there was a conscious decision point to limit the height of the building to four storeys whereas The London Plan policies would contemplate six; the placement of the building, so we've oriented the building such that the setback from existing single-detached dwellings to the west and future single-detached dwellings to the north, it's the greatest possible setback and then parking, over eighty percent of the parking is going to be provided underground and a proportion of those stalls will be outfitted with electrical vehicle charging stations as Ms. Campbell mentioned the fact sheet that we prepared and added to the agenda summarizes some of the key points of the community engagement program we carried out. We started that conversation with the community back in May, actually well before we submitted the Zoning By-law Amendment application. The first thing we did was establish a project website and that was the home base for the sharing of information with the community. We did a post card drop to two hundred thirty homes in the surrounding area on two occasions, hosted two virtual community information sessions. Through the course of that program, we know that we had four hundred fifty-seven unique viewers visit the project website so this truly has been seen by a large proportion of those in the area. We accomplished a substantial reach with that program. Those are just some of the key points I think of the project and of the process that we wanted to bring to your attention. I know Royal Premier Developments is extremely excited about this milestone today and then also moving forward with this project and making it a reality. I appreciate your time and certainly I'm available to answer any questions that you might have.

## Appendix B

Bill No. (number to be inserted by Clerk's Office)  
2022

By-law No. Z.-1-22\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 257-263 Springbank Drive.

WHEREAS Anast Holdings Inc. has applied to rezone an area of land located at 257-263 Springbank Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 257-263 Springbank Drive, as shown on the attached map comprising part of Key Map No. A110, from an Arterial Commercial Special Provision (AC2(2)) Zone, to a Holding Residential R9 Special Provision (h-5.R9-7( )) Zone.
- 2) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:
  - ) R9-7( ) 257-263 Springbank Drive
    - a) Regulations
 

i)	North Interior Side Yard Setback (Minimum)	15.5 metres
ii)	Exterior Side Yard Setback (Minimum)	0.3 metres
iii)	Front Yard Setback (Minimum)	2.0 metres
iv)	Parking Rate	1.0 space per unit
v)	Height (Northerly Portion)	5-storeys – 20 metres
vi)	Height (Southerly Portion)	6-storeys – 23 metres
vii)	Density	137 units per hectare
viii)	Balcony Projection (maximum)	0.6m from the lot line

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.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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



Geodatabase

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.5 PUBLIC PARTICIPATION MEETING – 257-263 Springbank Drive (O-9354/ Z-9355)

- Matt Campbell, Zelinka Priamo Ltd.: Good evening, Madam Chair. Can you hear me okay? Wonderful. Thank you very much Madam Chair. My name is Matt Campbell, Senior Planner with Zelinka Priamo Ltd. and I know this has taken some time to get to Planning Committee, but we have made some revisions to the plan as Alanna described. We did have an open house in early November that was attended by, I believe, six members of the public. The same notice went out for that meeting as it did for this one, the same one hundred twenty-meter radius. We tried to engage the public and we had a good discussion about this proposal. I don't have anything to add to Ms. Riley's presentation in a technical sense other than I just want to stress for the Committee that this proposal of a five and six storey apartment building along Springbank, this really does implement the vision and intent of The London Plan. I know that in areas that are approximate to major arterial roads, such as these urban corridors that we're talking about today, there are significant development pressures, and the overall intent of The London Plan is to intensify those corridors. That's why we are seeing a number of these intensification and infill proposals along these corridors. I believe the previous application at this Committee was a similar circumstance along Sunningdale Road. Again, that's why we are seeing that. The London Plan sets out the policy intent for these mid-rise buildings. That's explaining the intent of how we got to this position with the proposed building. Councillor Turner did mention the setbacks and I just wanted to add to that particular point we did try to increase the northerly setback as much as possible. I believe the question related to reducing the setback along Springbank. A couple of clarifications on there, yes, one of the intents is to increase that northerly setback as much as possible for two reasons. One to keep the building as far away from the dwellings to the north as possible and the other to maximize the utility of the site. There's a significant road widening that's being taken at that location and, if you refer to some of the renderings, that road widening is pretty evident and if you look at the actual site plan, even though the building is located very close to the lot line along Springbank it's actually going to be located behind the building, the established building line on Springbank, again, specifically because of that road widening. I know that there are a number of concerns regarding compatibility and screening and landscaping and tree preservation for the site. I did want to make it publicly known that a wholesome landscape plan will be required through the site plan approval process and our firm has been responsible for some of these infill projects that have used large caliper trees and not just a regular six-foot-tall tree that would be implemented through the site plan process but large fifteen to twenty feet tall evergreen trees that provide some instantaneous robust screening. Unfortunately, as part of the development process we have to cut down trees. That's the reality of land development. While we try to eliminate or remove as few trees as possible, unfortunately, some trees will have to come down. What I do want to stress is that we can implement new landscaping, robust landscaping that would assist in making or blocking some of the sight lines from neighbours to the north and we can certainly get into the specifics of what that may be in this conversation or through the site plan process. One of the recommendations or notes on the staff report is an enhanced or revised tree preservation plan. We're happy to take care of that as well as fencing that goes beyond the requirements of a typical fencing that's set out in the Site Plan Control By-law. We're happy to take care of those items and we'll be happy to discuss specifics at any time. In closing, we think this is an excellent location for an infill project as we're being proposed here. We've worked well with staff; we've made modifications to the plan as suggested by staff and are satisfied with the staff report and the regulations that are being recommended before Committee this evening. If there are any questions, I'd be happy to answer them to the best of my abilities and I'm looking forward to a good discussion this evening. Thank you.

- Laszlo Raho, 169 Forest Hill Avenue: I don't want to go into the technical issues because other people who were speaking at much better in that sense. I just want to talk about the practical effect to the residents of the street. The street is mostly led by older people whose life savings are invested in their homes and the property values will go very badly down but not just the property volumes. The quality of life in the street would go down. We regularly have to stop for wildlife on the street. Yesterday two whitetail deer were in my backyard and so on. I know most people are not so much interested in it. It's a beautiful place to live, that street, and the proposed amendment would make it possible a building of a substandard slum at the end of our street right by Springbank Drive. Yes. This building is an open supposed to be an apartment building which is substandard in many fronts like the size of their apartments, the unlabeled parking places, the setback from the street especially from Springbank Drive but from Forest Hill Avenue, too. I would say it's a substandard building for a purpose which will turn into a subsidized rent place sooner or later and the traffic problems which it will cause because the entrance would be from Forest Hill Avenue would be unsolvable practically because right now it takes a long time and it's very hard to get out from Forest Hill Avenue to Springbank Drive especially if somebody's doing a left turn. Another thirty-eight people at least or more trying to come out, drive out of their rush hour would make it practically impossible to come out. The property values, I thought living farther in but the property values close to it would be very much depressed. That's for sure. When I was building the detached garage on my yard beside my house, I couldn't build it with a steep higher roof because it will shade the neighbour's lot. Now it looks like a six-storey building won't shade the neighbours. That's the situation and the original picture which was put out on the billboard was very deceiving. It's showing a nice, beautiful building standing at the center of the big street and building lot. No, there won't be any trees left practically there. It will be a concrete desert, a parking lot behind it, even that one is very tight, not enough parking places and it would provide a very different quality of life both for the old residents of Forest Hill Avenue and for those unfortunate people who will live in that apartment building. I don't want to waste your time ladies and gentlemen but, in my opinion, the only objective thing would be to build there is a nice two-storey townhouse. Why they don't do that? I know why they don't do that because they picked up the lot cheap, the three lots cost around a million and a half which is paltry money at this time, and they want to put up an apartment house or high rise on it which is only or any other place would take many millions of dollars to provide a suitable lot for it. That's what I wanted to say. I haven't met anybody in the street who would support the idea and we are the people who live there. We are taxpayers and voters so please don't forget it. Thank you for your time and your patience.

- Elaine Pevcevicus, 163 Forest Hill Avenue: I did send in my latest queries. There were a lot of questions about zoning that was sent in with the initial when we first initially got the news that they were proposing to do this apartment building. My last one that I wasn't sure if I would be able to connect well tonight so I actually sent this in as well. If you don't mind, I'm just going to read it because I get a little nervous speaking in front of people. My main concerns now for this site, the first would be of London waste management, the garbage division has been consulted because now when I'm looking at that site again, garbage, when reading your city plan, garbage pickup is not allowed on the curb for development as there are more than twelve units and when I spoke to the developers, I guess, in November, when they had that Zoom, because it's not even marked on their site, they were indicating where the garbage would be picked up and in looking at that, let me just read, again, verbatim what I wrote. A private drive would then be needed for garbage pickup. Garbage loading is not shown on the site plan, but I was told that it would be on the west side in front of the amenity area and I understand, I've been told this, that garbage trucks need a twelve metre radius to turn around and there's not enough room for the truck to do that. It would actually knock out a great part of the southwest corner of the building and then the garbage truck would have to back up which also would eliminate most of the parking on the west side, so I don't know how they are going to do that. I mean

the building is just way too big for the plan, for those three home units. Parking and traffic is a big issue. There's not enough parking spots on this site. For any growth of trees, there's only a 1.5 meter setback from the neighbours property line and this is what I don't understand what the fellow before was saying about them being able to grow big trees, it's a 1.5 meter setback and I've been told that trees need a three meter radius from the center for growth and that would cut greatly into any of the parking spaces on that side too, so you are losing the parking spots there and this plan also doesn't show any drop-off areas for guests or loading or deliveries or anything. We find that it's very deceiving, the description, I mean, the picture of what it's supposed to look like and, as the other gentleman said, turning left onto Springbank from Forest Hill is already difficult as our exit is halfway down a hill. The City Engineers need to look at the site plan as the building proposal only has a six-meter daylight triangle at the southeast corner and that actually is going to obscure our view for going out and turning safely right there as well. Let me just see what else do I have here. Also, the amenity area for the residents is very poor and it doubles as a snow removal area or snow storage area. That would mean that nothing can be programmed for the residents as that can only be grass there so there's going to be really nothing offered for any tenants that would be there. Basically, there's no consideration for landscaping on the site at all so that's a whim that they're talking about doing later on. I don't know how they can do that and still keep the building that big. I guess, in closing, I'm saying I understand that London needs more rental units on bus routes within the current city limits. This apartment, however, would not benefit the City of London or our community but solely only the pockets of the developer. I'm just saying a small development is all but suitable for this site. It should not be a large apartment building.

- Brenda Palmer, 185 Forest Hill Avenue: I'm going to read most of mine as well. We do appreciate the concession of the one storey drop on the north side of the building but how do you maintain the number of units and the parking spots. You're still showing thirty-eight, so that seems odd and, although you've reduced the height, you're planning to put a terrace there instead, which does nothing to enhance the neighbour's privacy. We have the same concerns as Elaine about the garbage truck and in our written submission, and at the meeting, we raised that issue about there appearing not to be enough space because they needed the twelve-meter turning radius and they're not supposed to back up. This issue has never been addressed to our knowledge, so we want to know if that has been resolved. It doesn't look possible in the plan. Also, the snow removal. Figure five in that report has scaling issues that minimize the imposing quality of the building. The building is rendered from a different viewpoint than the surrounding neighbourhood. This is evident if you look at the angles of the corners of the building and compare that to the corners of the houses. It is also evident when comparing the height of the two-storey building across the street from the six-storey building. It certainly doesn't look as if it's three times as tall so that's a bit of misinformation and it is evident in the fact that the site plan shows the building parking lot extending all the way back to the adjacent property, whereas the diagram shows a large green space. Figure two does a much better job of showing the scale of the building to the small single storey homes immediately behind its parking lot. It's much more dwarfed. All these exemptions and rezoning that are being done to make this site compatible suggest that it really isn't. Also, there is supposed to be consideration of other sites that might be more appropriate. Which other sites were considered? The person who bought up these properties wants to put up a building that will provide him the greatest return and the city is helping by ramming through exemptions and adjustments to make that happen even though the community doesn't want this and they don't even conform to the city's own plan. We think this space would be better served by townhouses. You can still maximize the number of units on the site and, in this market, the property owner would still make a great return on his investment. I guess my last point is that we already have jobs, lives and things that we need to take care of and we feel that we're having to do the city's job in vetting these proposals against the Official Plan because we are finding



things that are wrong or at least, I don't know, out of scale and things like that. We've been trying to be engaged with these projects. We've talked to our neighbours and many of them say the city is going to do whatever it wants. We really feel like the city is not listening to our concerns we had with this project and also the one across the street. We feel that we were shortchanged on the process that there should have been some kind of community feedback. All we've had is a virtual open house and now this which allows us five minutes, no back and forth. It's inappropriate. I can give my extra minutes to Tyson. As I said I can give them to my husband, he's got lots of stuff to tell you.

- Tyson Whitehead, 185 Forest Hill Avenue: I do appreciate the sort of creativeness of the developer trying to reduce the back height of this a storey but I also feel as everybody else does that it is just simply too big for the property and I think this is reflected in the fact that we have to chop all these setbacks down to nothing and I know when I came in here Maureen Cassidy was talking about one they had just approved where they actually increased the setbacks and speaking about how much appreciated that was and how the scaling was appropriate and stuff so just that is a point of difference between this one and this one. You know, I understand the developers, or their designers are doing everything they can, but you're fundamentally restrained by the size of the property. I wanted to comment on the city's response what appropriate level of intensification and quoting the maximum height on that being the six storeys, the table, being table eight in The London Plan, there's a footnote in there pointing out that it's not going to be necessarily permitted on all sites and that's mentioned in other parts of the plan too. I believe I put all the reference numbers I had found in the written report I submitted. It kind of leaves me wondering, there seems to be an understanding that it's not just everything gets built to six and I would feel if there is anything that was indicating that perhaps we are, this might be a site where we wouldn't be wanting to hit this sort of maximum would be the fact that all the setbacks have to be reduced. The parking has to be reduced, the density has to be increased, a lot of indicators there I think that speaks to our concern and then that all feeds back into the traffic questions and the space for the garbage trucks and so on and, I guess, a particular concern for us being on the north side is the north side setback. I think it technically would be twenty-three meters but they mandate a one-to-one setback ratio if you're back up to an R-1 Residential zoned area. That'd be twenty-three meters but they've reduced the back to twenty meters so you could argue it would be twenty meters but they're further reducing that down to 15.5 which is, I believe that's a twenty-five percent reduction with math in my head there and that one-to-one setback I think is important for maintaining privacy, it's important for maintaining the shadowing and again I think the developers or designers are trying to do everything they can by pushing it right up to the front but it all comes back to again it's trying to say this property is just too small for this maximum level of intensification and I think this would be an appropriate case where The London Plan speaks about not necessarily all sites are appropriate for the maximum levels of intensification. I will go quickly. I was just going to say the shadowing, we looked at the shadowing, we've got to finally got a report of the official shadowing plan. It was pretty hard to follow, there was, I had looked up, I used the shadow site on the EU and I was noticing starting in March 20th our neighbours to the south are going to be getting about forty-five minutes which approximately their whole property is under, sorry, from late September to late March, that's six months and then as you go out to late October to late February that's increasing to two hours, two and a half hours under shadow and then even further out to November to March we're talking about over three hours and then finally at the worst at the winter solstice up to three hours and twelve minutes and these are all, like they say there's no problems except for late evening but the time zone we're talking about here is typically between ten o'clock and one o'clock which is sort of prime daylight time and the other day I was out front and I realized just how much we need that sun to melt our icy walkways. We shovel them still but you need the sun to come down and warm up the concrete and stuff. Very significant concerns about the shadowing and again, that gets back to the setbacks

and then the final thing I was wondering about was the city seems to be doing this modification under a Chapter 10, a special policy in the old Official Plan. It seems to me like this would be a high-density residential designation which would be a Chapter 3 and I'm just curious because Chapter 3 there has a whole sort of process regarding the intensification increase and a community engagement and a site plan process and this comes back to us just not feeling that we have had much opportunity to engage. I mean we submitted the written stuff and now we get five minutes and that's sort of it, there's no back and forth. I feel like some of that stuff in Chapter 3 that it says would be necessary for this sort of intensification, this is the old Official Plan I'm talking about here now, which is one we're amending, would be appropriate and then they talk about all these issues we're concerned about. Year long shadowing, buffering, traffic, there's just a big list that just seems to hit all the points and I feel that process is just being dropped somehow. Thank you very much. I was just hoping we could have some follow-up on those things. Thanks very much.

- Claudine St. Pierre, 187 Forest Hill Avenue: My home and property is directly next to the proposed development. I don't think I would need that long, I want to thank Elaine and Tyson and Laszlo for their thorough sharing of information and work that they've done, but for all the same reasons that Elaine and Tyson and Laszlo brought up, but even more so I feel that my property, my home, will suffer the most negative impact from the proposed development and that including the tree loss. My home, right now, is surrounded by trees and with the proposed development, my home will be enclosed on two sides by the development. Is there some sort of standard that that should be allowed? It doesn't make sense to me and, in terms of the shadow as Tyson said, my home will be in shadow, my front yard, backyard, will be in shadow for large parts of the day for many, many months through the year. The last thing I wanted to say is about, it refers to the traffic. Since I am right next door to development and there being not enough parking spaces for the building and the units that it's proposed many people may be parking on the road during the day and as we have no sidewalks and the traffic, of course, will increase dramatically and that just, for me, there are children on the street and I walk my dogs daily and that for me is a real safety issue. I think I've covered what I want to say and thank you again to Elaine, Tyson and Laszlo for speaking as well.

- Sandy Reid, 167 Forest Hill Avenue: I just wanted to agree with everyone that's come forward and all their knowledge of everything. I have all the same concerns and mainly the traffic as well. I had submitted an email with my concerns and never did hear back from anyone which would, you know, could have done some of the give and take there with the answering of your questions. That's the frustrating part, too, that you can't get answers. If that could be the next meeting would be a follow-up on that type of meeting would be great and yes, with the traffic because I asked about first of all with the parking it says total parking forty-two, it only adds up to thirty-one and says thirty-eight residents. I asked about, is there going to be a traffic light on Springbank at Forest Hill because, again, the way everyone mentioned it's impossible to turn left a lot of the time and a lot of people would be going the other way around the back up Wildwood to get out and it's just going to be a raceway, that road, because, like you say, the parking on both sides, it's going to be a major safety concern and with our wildlife walking around, turkeys and deer, it's just going to be not good, let alone people, dogs and children. Those were my main concerns, and I would have appreciated an answer but never did get one. That's all I would like to say and hopefully have follow-up later.

# Community and Protective Services Committee

## Report

2nd Meeting of the Community and Protective Services Committee  
January 11, 2022

PRESENT: Councillors M. Cassidy (Chair), M. Salih, J. Helmer, M. Hamou, S. Hillier, Mayor E. Holder

ALSO PRESENT: J. Bunn and K. Van Lammeren

Remote Attendance: Councillor J. Fyfe-Millar; L. Livingstone; K. Dickins, Chief L. Hamer, O. Katolyk, G. Kotsifas, L. Marshall, M. Schulthess, C. Smith, S. Stafford and R. Wilcox

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

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

#### 2.1 Strategic Plan Variance Report

Moved by: E. Holder

Seconded by: S. Hillier

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services and the City Manager, the staff report, dated January 11, 2022, with respect to the Strategic Plan Progress Variance Report, BE RECEIVED. (2021-C08)

Yeas: (6): M. Cassidy, M. Salih, J. Helmer, M. Hamou, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

### 3. Scheduled Items

None.

### 4. Items for Direction

#### 4.1 1st Report of the London Housing Advisory Committee

Moved by: S. Hillier

Seconded by: M. Hamou

That the following actions be taken with respect to the 1st Report of the London Housing Advisory Committee, from its meeting held on December 8, 2021:

a) the following actions be taken with respect to the staff report dated November 23, 2021, related to the Proposed Implementation of the "Roadmap to 3,000 Affordable Units" (Roadmap) Action Plan:

- i) the Civic Administration BE REQUESTED to attend a future meeting of the London Housing Advisory Committee to provide an update on the status of the implementation of the plan; and,
- ii) the above-noted report BE RECEIVED; and,

b) clauses 1.1, 2.1, 3.1, 3.2, 4.2 and 4.3 BE RECEIVED.

Yeas: (6): M. Cassidy, M. Salih, J. Helmer, M. Hamou, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

4.2 1st Report of the Animal Welfare Advisory Committee

Moved by: J. Helmer

Seconded by: S. Hillier

That the following actions be taken with respect to the 1st Report of the Animal Welfare Advisory Committee, from its meeting held on December 9, 2021:

a) the following actions be taken with respect to the Budget Request - Coyote Signage:

i) the Civic Administration BE REQUESTED to issue a Public Service Announcement with respect to the placement of the updated coyote signs in City parks; and,

ii) the Civic Administration BE REQUESTED to issue a Public Service Announcement during the spring and fall seasons as part of an awareness campaign to inform residents of the seasonal milestones for canids;

b) the Civic Administration BE REQUESTED to undertake an awareness campaign following the installation of the recycling receptacles for the Clear Your Gear program;

it being noted that the Animal Welfare Advisory Committee will continue to engage with Civic Administration with respect to the placement of the recycling receptacles;

c) the Civic Administration BE ADVISED that the Animal Welfare Advisory Committee (AWAC) will compile and provide information with respect to pet safety tips for inclusion on the Fireworks By-law brochure;

it being further noted that AWAC will continue to conduct research on the effects of fireworks on wildlife and pets in order to provide a formal recommendation to Council with respect to potential changes to the Fireworks By-law; and,

d) clauses 1.1, 3.1, 4.1 and 5.4 BE RECEIVED.

Yeas: (6): M. Cassidy, M. Salih, J. Helmer, M. Hamou, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

5.1 Deferred Matters List

Moved by: S. Hillier

Seconded by: J. Helmer

That the Deferred Matters List for the Community and Protective Services Committee, as at December 15, 2021, BE RECEIVED.

Yeas: (6): M. Cassidy, M. Salih, J. Helmer, M. Hamou, S. Hillier, and E. Holder

**Motion Passed (6 to 0)**

**6. Confidential**

None.

**7. Adjournment**

The meeting adjourned at 4:14 PM.

# Corporate Services Committee

## Report

2nd Meeting of the Corporate Services Committee  
January 10, 2022

**PRESENT:** Councillors S. Lewis (Chair), M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, Mayor E. Holder

**ALSO PRESENT:** S. Corman, K. Van Lammeren, B. Westlake-Power

Remote Attendance: Councillors M. van Holst, E. Peloza and S. Hillier; L. Livingstone, N. Asare-Bediako, A. Barbon, B. Card, J. Dann, H. Chapman, J. Davison, A. Dunbar, S. Maguire, R. Morris, K. Murray, J. Raycroft, K. Scherr, M. Schulthess, B. Warner, R. Wilcox

The meeting is called to order at 12:00 PM; it being noted that the following members attended remotely: Mayor E. Holder, and Councillors Cassidy and Morgan.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That Consent Items 2.1 to 2.7 BE APPROVED.

Yeas: (5): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, and J. Fyfe-Millar

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

#### 2.1 Report of the Federation of Canadian Municipalities Board of Directors - Hybrid Meeting - November 24-25, 2021

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That the communication from Councillor J. Morgan regarding the Federation of Canadian Municipalities (FCM) Board of Directors update on board activities from the virtual meeting held on November 24-25, 2021 BE RECEIVED for information.

**Motion Passed**

#### 2.2 Argyle Business Improvement Area 2022 Proposed Budget – Municipal Special Levy

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Argyle Business Improvement Area:

- a) the Argyle Business Improvement Area proposed 2022 budget submission in the amount of \$283,000 BE APPROVED as outlined in Schedule “A” of the staff report;
- b) the amount to be raised by The Corporation of the City of London for the 2022 fiscal year for the purposes of the Argyle Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$215,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law A.-6873-292 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 10, 2022 as Schedule “C” with respect to Municipal Special Levy for the Argyle Business Improvement Area BE INTRODUCED at the Municipal Council meeting on January 25, 2022.

**Motion Passed**

2.3 Hamilton Road Business Improvement Area 2022 Proposed Budget –  
Municipal Special Levy

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Hamilton Road Business Improvement Area:

- a) the Hamilton Road Business Improvement Area proposed 2022 budget submission in the amount of \$121,414 BE APPROVED as outlined in Schedule “A” of the staff report;
- b) the amount to be raised by The Corporation of the City of London for the 2022 fiscal year for the purposes of the Hamilton Road Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$70,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law C.P.-1528-486 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 10, 2022 as Schedule “C” with respect to Municipal Special Levy for the Hamilton Road Business Improvement Area BE INTRODUCED at the Municipal Council meeting on January 25, 2022.

**Motion Passed**

2.4 Hyde Park Business Improvement Area 2022 Proposed Budget –  
Municipal Special Levy

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Hyde Park Business Improvement Area:

- a) the Hyde Park Business Improvement Area proposed 2022 budget submission in the amount of \$553,810 BE APPROVED as outlined in Schedule “A” of the staff report;
- b) the amount to be raised by The Corporation of the City of London for the 2022 fiscal year for the purposes of the Hyde Park Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$484,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1519-490 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 10, 2022 as Schedule “C” with respect to Municipal Special Levy for the Hyde Park Business Improvement Area BE INTRODUCED at the Municipal Council meeting on January 25, 2022.

**Motion Passed**

2.5 London Downtown Business Association 2022 Proposed Budget –  
Municipal Special Levy

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the London Downtown Business Association:

- a) the London Downtown Business Association proposed 2022 budget submission in the amount of \$1,845,838 BE APPROVED as outlined in Schedule “A” of the staff report;
- b) the amount to be raised by the Corporation of the City of London for the 2022 fiscal year for the purposes of the London Downtown Business Association and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$1,905,238;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-2 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 10, 2022 as Schedule “C” with respect to Municipal Special Levy for the London Downtown Business Association BE INTRODUCED at the Municipal Council meeting on January 25, 2022.

**Motion Passed**



2.6 Old East Village Business Improvement Area 2022 Proposed Budget –  
Municipal Special Levy

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the Old East Village Business Improvement Area:

- a) the Old East Village Business Improvement Area proposed 2022 budget submission in the amount of \$240,350 BE APPROVED as outlined in Schedule “A” of the staff report;
- b) the amount to be raised by The Corporation of the City of London for the 2022 fiscal year for the purposes of the Old East Village Business Improvement Area and pursuant to subsection 208(1) of the *Municipal Act, 2001* BE FIXED at \$42,000;
- c) a special charge BE ESTABLISHED for the amount referred to in part b), above, by a levy in accordance with By-law CP-1 as amended; it being noted that the special charge shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the *Municipal Act, 2001*; and
- d) the proposed by-law as appended to the staff report dated January 10, 2022 as Schedule “C” with respect to Municipal Special Levy for the Old East Village Business Improvement Area BE INTRODUCED at the Municipal Council meeting on January 25, 2022.

**Motion Passed**

2.7 Strategic Plan Variance Report

Moved by: J. Fyfe-Millar  
Seconded by: M. Hamou

That, on the recommendation of the City Manager, the staff report dated January 10, 2022 regarding the Strategic Plan Progress Variance BE RECEIVED for information.

**Motion Passed**

2.8 Election Sign By-law Update

Moved by: S. Lewis  
Seconded by: J. Fyfe-Millar

That the draft by-law BE REFERRED back to the Civic Administration in order to consider the following changes to the draft by-law:

- a) maintaining the setback distance at the current at 3 metres (section 4.5 b);
- b) maintaining the current removal period at 96 hrs (section 3.4);
- c) incorporate clarification around signage of a campaign office, that allows signs on the property without being physically attached to the building;
- d) maintaining the current height restriction of 1.8m in the 5-8m of the roadway regulation (section 4.6 a);

- e) amend the distance between election signs of the same candidate to 100 metres (section 4.5 i);
- f) change the Election Sign permission to be placed no earlier than 1 week prior to nomination day for nominated candidates;

it being noted that there will be a report back to the Corporate Services Committee with respect to the above-noted proposed changes, as well as information related to impacts of any proposed changes.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

### **3. Scheduled Items**

None.

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

#### **4.1 1st Report of the County/City Liaison Committee**

Moved by: E. Holder

Seconded by: J. Fyfe-Millar

That the following actions be taken with respect to 1st Report of the County/City Liaison Committee from its meeting held on December 16, 2021:

a) the following actions be taken with respect to Land Ambulance Dispatch:

i) the Council of the County of Middlesex and the Council of the City of London BE REQUESTED to send letters to Minister Christine Elliott in support of the following Land Ambulance Dispatch Project Pilot program as proposed by Middlesex County, substantially in the following form:

“The Council of the [County of Middlesex / City of London] supports Middlesex County’s proposal from 2019 to the Ministry, to assume responsibility for dispatching and managing deployment of ambulance resources within the County of Middlesex, City of London, County of Huron and surrounding area.

We support the notion that Middlesex County would provide the services better, faster and more safely than the status quo. Further benefits from adopting Middlesex’s proposal include:

- upgrade of technology to allow for better communications and tracking of ambulances;
- demonstration of innovation and providing the Province with an opportunity to assess new dispatch models; and
- addressing numerous local concerns regarding the quality of ambulance dispatch.

The [County of Middlesex / City of London] stands to benefit from the innovation and leadership demonstrated through this proposal.”

ii) the verbal update provided by B. Rayburn and attached presentation from N. Roberts with respect to the Middlesex London Paramedic Services dispatch business case, Middlesex London Paramedic Service Communication Centre Pilot, BE RECEIVED; and

b) clauses 1.1 and 4.4 BE RECEIVED.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

4.2 Application – Issuance of Proclamation - Black History Month

Moved by: M. Cassidy  
Seconded by: M. Hamou

That based on the application dated December 20, 2021 from Community Diversity and Inclusion Strategy (CDIS) Implementation Body, the month of February 2022 BE PROCLAIMED as Black History Month.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

4.3 Amendments to Members of Council Proof of COVID-19 Vaccination Policy

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

That the following actions be taken with respect to the Members of Council Proof of COVID-19 Vaccination Policy:

a) on the recommendation of the City Clerk, the proposed by-law, as appended to the staff report dated January 10, 2022 to amend the “Members of Council Proof of COVID-19 Vaccination Policy”, BE INTRODUCED at the Municipal Council Meeting to be held on January 25, 2022; and,

b) that NO ACTION be taken with respect to the communications dated December 23, 2021 and January 6, 2022 from Councillor M. van Holst.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

**5. Deferred Matters/Additional Business**

5.1 (ADDED) Application - Issuance of Proclamation - National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia

Moved by: M. Hamou  
Seconded by: J. Fyfe-Millar

That based on the application from Community Diversity and Inclusion Strategy (CDIS) Implementation Body, January 29, 2022 BE PROCLAIMED as National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

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

Moved by: M. Cassidy  
Seconded by: J. Fyfe-Millar

That the Corporate Services Committee convene, In Closed Session, with respect to the following matters:

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

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

**6.2 Land 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 Personal Matters/Identifiable Individual / Labour Relations**

A personal matter about an identifiable individual, including municipal or local board employees and labour relations.

Yeas: (5): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, and J. Fyfe-Millar

Absent: (1): E. Holder

**Motion Passed (5 to 0)**

The Corporate Services Committee convenes, In Closed Session, from 1:58 PM to 2:23 PM.

**7. Adjournment**

Moved by: M. Hamou  
Seconded by: J. Fyfe-Millar

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 2:24 PM.

# Civic Works Committee

## Report

The 2nd Meeting of the Civic Works Committee  
January 11, 2022

**PRESENT:** Councillors E. Pelozza (Chair), M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, Mayor E. Holder

**ALSO PRESENT:** A. Pascual and K. Van Lammeren

Remote Attendance: Councillors M. Hamou, S. Hillier, S. Lehman, and S. Lewis; W. Abbott, J. Dann, K. Dawtrey, T. Edmond, J. Hachey, J. Kittmer, M. Losee, D. MacRae, S. Mathers, K. Murray, K. Oudekerk, K. Scherr, S. Stafford, 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: Mayor E. Holder, Councillors J. Helmer, M. van Holst, P. Van Meerbergen.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that there were no pecuniary interests disclosed.

### 2. Consent

Moved by: J. Fyfe-Millar

Seconded by: E. Holder

That Items 2.1, 2.2, 2.3, 2.4, and 2.5 BE APPROVED.

Yeas: (6): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

#### 2.1 1st Report of the Cycling Advisory Committee

Moved by: J. Fyfe-Millar

Seconded by: E. Holder

That the 1st Report of the Cycling Advisory Committee, from its meeting held on December 15, 2021, BE RECEIVED.

**Motion Passed**

#### 2.2 Award of Engineering Services to Complete Environmental Protection Act and Other Approvals for the Proposed Expansion of W12A Landfill

Moved by: J. Fyfe-Millar

Seconded by: E. Holder

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated January 11, 2022, related to the studies and documentation required to obtain approval for the Proposed Expansion of the W12A Landfill once the Environmental Assessment Study Report has been submitted to the Ministry of Environment, Conservation and Parks:

- a) Golder Associates Ltd. BE APPOINTED to complete the studies and documentation required to obtain Environmental Compliance Approvals for the Proposed Expansion of the W12A Landfill Site under the Environmental Protection Act for Waste and Air and under the Ontario Water Resource Act for the Stormwater Management Ponds, in the total amount of \$454,177.80, including a contingency of \$75,696.30, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) Dillon Consulting Ltd. BE APPOINTED to complete the studies and documentation required to obtain Environmental Compliance Approvals for the Proposed Expansion of the W12A Landfill Site under the Ontario Water Resource Act for the leachate pumping station, in the total amount of \$102,832.00, including a contingency of \$17,139.00, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) AECOM Canada Ltd. BE APPOINTED to carry out the studies and documentation required to obtain approvals under the Endangered Species Act for the protection of Species of Risk identified and listed in the Environmental Assessment Study Report for the Proposed Expansion of the W12A Landfill, and to provide the documentation required with respect to preservation of the Natural Environment to obtain Environmental Compliance Approvals, in the total amount of \$99,028.73, including a contingency of \$14,678.44, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- d) Comcor Environmental Ltd. BE APPOINTED to carry out preparation of supporting documents as part of the Design and Operation Report for the Environmental Compliance Approval - Waste application, and to carry out detailed design for the initial landfill gas collection system expansion construction, in the total amount of \$102,354.00, including a contingency of \$17,059.00, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- e) the financing for the work, as identified in parts a), b), c) and d) above, BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these purchases; and,
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

**Motion Passed**

2.3 Appointment of Consulting Engineer for the Kilally Infrastructure Works Detailed Design

Moved by: J. Fyfe-Millar  
 Seconded by: E. Holder

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated January 11, 2022, related to the appointment of consulting services for the Kilally Infrastructure Works project:

- a) Stantec Consulting Ltd. BE APPOINTED consulting engineers to complete the detailed design for the Kilally Infrastructure Works project in

accordance with the estimate, on file, at an upset amount of \$719,535, including 20% 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-T05)

**Motion Passed**

2.4 Upper Thames River Conservation Authority and City of London Flood Protection Projects: West London Dyke - Phase 7 Increase to Consulting Fees

Moved by: J. Fyfe-Millar  
Seconded by: E. Holder

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated January 11, 2022, related to the increasing the existing contract for the Phase 7 West London Dyke project:

- a) the Upper Thames River Conservation Authority BE AUTHORIZED to carry out the added consulting and detailed design works for Phase 7 of the West London Dyke on behalf of the City by increasing the City's share by \$72,174.66, 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 work;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2021-E21/F11A)

**Motion Passed**

2.5 Report on Emergency Repairs to Pumps at Wonderland Pumping Station

Moved by: J. Fyfe-Millar  
Seconded by: E. Holder

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated January 11, 2022, related to emergency repairs to the Wonderland Pumping Station pumps that were undertaken without competitive procurement but in accordance with Section 14.2 of the City of London's Procurement of Goods and Services Policy, BE RECEIVED.

**Motion Passed**

2.6 Strategic Plan Variance Report

Moved by: M. van Holst  
Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated January 11, 2022, related to the Strategic Plan Progress Variance BE RECEIVED for information. (2021-C08)

Yeas: (6): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

2.7 Ontario Regulation (O.Reg.) 406/19 - On-Site and Excess Soil Management

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated January 11, 2022, related to the Ontario Regulation (O.Reg.) 406/19 (On-site and Excess Soil Management), BE RECEIVED for information. (2021-E05)

Yeas: (6): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

**3. Scheduled Items**

3.1 Environmental Assessment Study Report for the Environmental Assessment of the Proposed W12A Landfill Expansion

Moved by: M. van Holst  
Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated January 11, 2022, related to the Environmental Assessment Study Report for the Environmental Assessment of the Proposed W12A Landfill Expansion

- a) the Environmental Assessment Study Report BE APPROVED; and,
- b) the Civic Administration BE AUTHORIZED to submit the Environmental Assessment Study Report to the Ministry of Environment, Conservation and Parks for approval by the Minister of the Environment, Conservation and Parks;

it being noted that no individuals spoke at the public participation meeting associated with this matter.

Yeas: (6): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**



Additional Votes:

Moved by: P. Van Meerbergen

Seconded by: M. van Holst

Motion to open the public participation meeting.

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

Moved by: M. van Holst

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

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

##### **4.1 Investing in Canada Infrastructure Program: Public Transit Stream Intake 3**

Moved by: E. Holder

Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the Civic Administration BE DIRECTED to submit the projects identified in the staff report dated January 11, 2022 to Intake 3 of the Public Transit Stream of the Investing in Canada Infrastructure Program (ICIP);

it being noted that the communication from A. Oudshoorn, with respect to this matter, was received. (2021-F11)

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

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

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

Moved by: J. Fyfe-Millar

Seconded by: J. Helmer

That the Civic Works Committee Deferred Matters List as at December 23, 2021, BE RECEIVED.

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

**Motion Passed (6 to 0)**

#### **6. Adjournment**

The meeting adjourned at 1:38 PM.

# Strategic Priorities and Policy Committee

## Report

2nd Meeting of the Strategic Priorities and Policy Committee  
January 18, 2022

**PRESENT:** Mayor E. Holder (Chair), S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, J. Fyfe-Millar

**ABSENT:** Councillors M. van Holst, S. Hillier

**ALSO PRESENT:** M. Ribera, B. Westlake-Power

Remote Attendance: L. Livingstone, A. Barbon, B. Card, S. Corman, J. Davison, K. Dickins, M. Goldrup, L. Hancock, G. Kotsifas, D. MacRae, M. Schulthess, C. Smith, J. Stanford

The meeting is called to order at 4:01 PM; it being noted that the following members were in remote attendance: Councillors M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, P. Van Meerbergen, S. Turner and E. Pelozza.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that Councilor S. Turner disclosed a pecuniary interest in items 4.1 and 4.2, having to do with both having to do with appointments to the London Public Library Board, by indicating that his wife is employee of the London Public Library.

### 2. Consent

Moved by: S. Lewis

Seconded by: A. Hopkins

That Consent Items 2.1 and 2.2 BE APPROVED.

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

Absent: (2): M. van Holst, and S. Hillier

**Motion Passed (13 to 0)**

#### 2.1 Resignation from the Argyle Business Improvement Association

Moved by: S. Lewis

Seconded by: A. Hopkins

That the communication dated January 4, 2022 from R. Sidhu, Executive Director, Argyle BIA with respect to the resignation of Melanie O'Brien (Madison's Boutique & Consignment) BE RECEIVED.

**Motion Passed**

#### 2.2 Re-Establishment of the Waste Management Working Group

Moved by: S. Lewis

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the Waste Management Working Group BE RE-ESTABLISHED, in accordance with the Terms of Reference as appended to the related staff report dated January 18, 2022.

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 London Public Library Board

Moved by: E. Pelozza

Seconded by: P. Van Meerbergen

That the following actions be taken with respect to Council appointments to the London Public Library Board:

a) the resignation of Councillor S. Lewis, from the London Public Library Board BE ACCEPTED; and,

b) Councillor J. Fyfe-Millar BE APPOINTED to the London Public Library Board, for the term ending November 14, 2022;

it being noted that the Strategic Priorities and Policy Committee received a communication dated December 9, 2021 from Council S. Lewis with respect to his resignation.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Recuse: (1): S. Turner

Absent: (2): M. van Holst, and S. Hillier

**Motion Passed (12 to 0)**

4.2 Resubmitting - London Public Library Board Vacancy

Moved by: J. Fyfe-Millar

Seconded by: E. Pelozza

That the following actions be taken with respect to Council appointments to the London Public Library Board:

a) the re-submitted communication dated November 18, 2021 from M. Ciccone, CEO & Chief Librarian, London Public Library BE RECEIVED; and,

b) Scott Andrew Collyer BE APPOINTED to the London Public Library Board, for the term ending November 14, 2022.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and J. Fyfe-Millar

Recuse: (1): S. Turner

Absent: (2): M. van Holst, and S. Hillier

**Motion Passed (12 to 0)**

## Election

Appointment to the London Public Library Board

**Susan Abdula(8.33 %):**J. Helmer

**Samim Al Qadhi(8.33 %):**E. Peloz

**Ken Baldwin(0.00 %):**None

**Nancy Colbert(0.00 %):**None

**Scott Andrew Collyer(50.00 %):**J. Morgan, S. Lewis, S. Lehman, Mayor E. Holder, J. Fyfe-Millar, M. Hamou

**Jason Dickson(0.00 %):**None

**Mary Dionysakopoulos(0.00 %):**None

**Rachel Ganzewinkel(0.00 %):**None

**Tariq Khan(0.00 %):**None

**Quintin Lang(0.00 %):**None

**Jon R. Lavkulich(0.00 %):**None

**George Le Mac(0.00 %):**None

**Jeanette Lewis(0.00 %):**None

**Cathy Melo(8.33 %):**P. Van Meerbergen

**Mandy Penney(8.33 %):**M. Salih

**Tracy Robinson(0.00 %):**None

**Samuel Trosow(16.67 %):**M. Cassidy, A. Hopkins

**Majority Winner: No majority**

## Election

Appointment to the London Public Library Board

**Scott Andrew Collyer(66.67 %):**J. Morgan, S. Lewis, E. Peloz, P. Van Meerbergen, S. Lehman, Mayor E. Holder, J. Fyfe-Millar, M. Hamou

**Samuel Trosow(33.33 %):**M. Salih, J. Helmer, M. Cassidy, A. Hopkins

**Majority Winner: Scott Andrew Collyer**

### 4.3 Full-Time Compensation Determination

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That the communication from Councillor M. van Holst, dated January 9, 2022, with respect to typical daytime office hours, BE RECEIVED and no action be taken.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloz, and J. Fyfe-Millar

Nays: (1): S. Turner

Absent: (2): M. van Holst, and S. Hillier

**Motion Passed (12 to 1)**

## 5. Deferred Matters/Additional Business

### 5.1 (ADDED) 6th Report of the Governance Working Group

Moved by: J. Morgan

Seconded by: S. Lewis

That the 6th Report of the Governance Working Meeting from its meeting held on January 6, 2022 BE RECEIVED for information.

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

Absent: (2): M. van Holst, and S. Hillier

**Motion Passed (13 to 0)**

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

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

That the Strategic Priorities and Policy Committee convene, In Closed Session, with respect to a matter pertaining to labour relations and employee negotiations.

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

Absent: (2): M. van Holst, and S. Hillier

**Motion Passed (13 to 0)**

The Strategic Priorities and Policy Committee convenes, In Closed Session, from 4:27 PM to 4:51 PM.

**7. Adjournment**

Moved by: M. Hamou  
Seconded by: M. Cassidy

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 4:51 PM.

Bill No. 65  
2022

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

A by-law to confirm the proceedings of the  
Council Meeting held on the 25<sup>th</sup> day of  
January, 2022.

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 Ontario Land Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

Bill No. 66  
2022

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

A by-law to raise the amount required for the purposes of the Argyle Business Improvement Area Board of Management for the year 2022 in accordance with section 208 of the *Municipal Act, 2001*.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2022 fiscal year submitted by the Argyle Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2022 fiscal year for the purposes of The Argyle Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$215,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law A.-6873-292, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.
5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

## Schedule "A"

### Argyle Business Improvement Area 2022 Proposed Budget with 2021 Comparators

#### Revenue Overview

Revenue Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Municipal Special Levy	215,000	215,000	215,000	0	215,000	76.0%	0	0.0%
Tax Write Offs/Allowance	0	0	0	0	0	0.0%	0	0.0%
<b>Net Municipal Special Levy</b>	<b>215,000</b>	<b>215,000</b>	<b>215,000</b>	<b>0</b>	<b>215,000</b>	<b>76.0%</b>	<b>0</b>	<b>0.0%</b>
Draw from Operating Fund	0	30,000	0	-30,000	50,000	17.7%	20,000	66.7%
Government Student Funding	11,115	10,000	4,445	-5,555	10,000	3.5%	0	0.0%
Interest Income	604	250	300	50	300	0.1%	50	20.0%
HST Rebate	0	5,000	5,000	0	5,000	1.8%	0	0.0%
Miscellaneous Income (sponsorship, DMS, etc)	12,853	1,750	6,400	4,650	2,700	1.0%	950	54.3%
<b>Total Revenue</b>	<b>239,572</b>	<b>262,000</b>	<b>231,145</b>	<b>-30,855</b>	<b>283,000</b>	<b>100.0%</b>	<b>21,000</b>	<b>8.0%</b>



## Expenditure Overview

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Administration</b>								
Wages and Benefits	94,845	77,000	74,000	3,000	82,000	29.0%	5,000	6.5%
Student Wages and Benefits	0	10,000	4,445	5,555	10,000	3.5%	0	0.0%
Seasonal / PT Wages	0	10,000	10,000	0	10,000	3.5%	0	0.0%
EI and CPP	0	6,000	6,000	0	6,000	2.1%	0	0.0%
Telephone and Internet	951	1,200	1,000	200	1,200	0.4%	0	0.0%
Insurance	1,589	1,800	1,750	50	1,900	0.7%	100	5.6%
Bookkeeping, Audit and Professional Fees	5,568	9,000	8,000	1,000	9,000	3.2%	0	0.0%
Purchase and Leasing Equipment	0	0	0	0	1,000	0.4%	1,000	0.0%
Training/ Conferences	2,356	1,000	1,300	-300	1,700	0.6%	700	70.0%
Subscriptions/ Memberships	487	500	600	-100	700	0.2%	200	40.0%
Utilities	1,574	2,000	1,700	300	2,000	0.7%	0	0.0%
Signage/Banners	0	2,500	2,500	0	2,500	0.9%	0	0.0%
Office Supplies	2,151	3,000	1,800	1,200	3,000	1.1%	0	0.0%
Postage and Courier	0	200	50	150	200	0.1%	0	0.0%
Travel and Transportation	0	200	25	175	200	0.1%	0	0.0%
Bank Charges	0	100	0	100	100	0.0%	0	0.0%
Website Maintenance and Domain / IT	0	1,000	25	975	1,000	0.4%	0	0.0%
Miscellaneous Expense (DMS, Amortization)	15,407	0	0	0	0	0.0%	0	0.0%
Office Administration	1,213	0	0	0	0	0.0%	0	0.0%
<b>Total Administration</b>	<b>126,141</b>	<b>125,500</b>	<b>113,195</b>	<b>12,305</b>	<b>132,500</b>	<b>46.8%</b>	<b>7,000</b>	<b>5.6%</b>
<b>Rent</b>								
Rent	19,505	20,000	20,000	0	20,000	7.1%	0	0.0%
<b>Total Rent</b>	<b>19,505</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>20,000</b>	<b>7.1%</b>	<b>0</b>	<b>0.0%</b>

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Member Services</b>								
Communications & Marketing	18,038	25,000	20,000	5,000	25,000	8.8%	0	0.0%
<b>Total Member Services</b>	<b>18,038</b>	<b>25,000</b>	<b>20,000</b>	<b>5,000</b>	<b>25,000</b>	<b>8.8%</b>	<b>0</b>	<b>0.0%</b>
<b>Business Development</b>								
Special Events	3,456	10,000	4,500	5,500	10,000	3.5%	0	0.0%
Other Program Initiatives	12,914	20,000	15,000	5,000	20,000	7.1%	0	0.0%
Planters/Hanging Baskets	23,390	20,000	16,000	4,000	20,000	7.1%	0	0.0%
Clean Streets	0	5,000	2,000	3,000	5,000	1.8%	0	0.0%
Façade Improvement Grant	0	10,000	0	10,000	10,000	3.5%	0	0.0%
Public Safety	0	12,000	7,000	5,000	12,000	4.2%	0	0.0%
Repairs and Maintenance	3,584	2,500	1,200	1,300	2,500	0.9%	0	0.0%
Streetscape	0	0	0	0	4,000	1.4%	4,000	0.0%
Social Improvement	0	0	0	0	10,000	3.5%	10,000	0.0%
<b>Total Business Development</b>	<b>43,344</b>	<b>79,500</b>	<b>45,700</b>	<b>33,800</b>	<b>93,500</b>	<b>33.0%</b>	<b>14,000</b>	<b>17.6%</b>
<b>Other</b>								
Harmonized Sales Tax	0	2,000	2,000	0	2,000	0.7%	0	0.0%
Tax Write Offs	3,140	10,000	10,000	0	10,000	3.5%	0	0.0%
<b>Total Other</b>	<b>3,140</b>	<b>12,000</b>	<b>12,000</b>	<b>0</b>	<b>12,000</b>	<b>4.2%</b>	<b>0</b>	<b>0.0%</b>
<b>Total Expenditure</b>	<b>210,168</b>	<b>262,000</b>	<b>210,895</b>	<b>51,105</b>	<b>283,000</b>	<b>100.0%</b>	<b>21,000</b>	<b>8.0%</b>
<b>Net Surplus/ Deficit</b>	<b>29,404</b>	<b>0</b>	<b>20,250</b>	<b>20,250</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-29,404</b>	<b>0</b>	<b>-20,250</b>	<b>-20,250</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding.

Bill No. 67  
2022

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

A by-law to raise the amount required for the purposes of the Hamilton Road Business Improvement Area Board of Management for the year 2022 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2022 fiscal year submitted by the Hamilton Road Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2022 fiscal year for the purposes of the Hamilton Road Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$70,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law C.P.-1528-486, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.
5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

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

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

## Schedule "A"

### Hamilton Road Business Improvement Area 2022 Proposed Budget with 2021 Comparators

#### Revenue Overview

Revenue Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Municipal Special Levy	68,997	70,000	70,000	0	70,000	57.7%	0	0.0%
Tax Write Offs/Allowance	0	0	0	0	0	0.0%	0	0.0%
<b>Net Municipal Special Levy</b>	<b>68,997</b>	<b>70,000</b>	<b>70,000</b>	<b>0</b>	<b>70,000</b>	<b>57.7%</b>	<b>0</b>	<b>0.0%</b>
Draw from Operating Fund	0	22,206	0	-22,206	9,360	7.7%	-12,846	-57.8%
Canada Summer Jobs Funding	6,938	28,025	27,054	-971	27,054	22.3%	-971	-3.5%
Digital Main Street	12,453	0	0	0	0	0.0%	0	0.0%
Friends of the Tree Trunk Tour Fund	0	10,000	0	-10,000	10,000	8.2%	0	0.0%
Graffiti Removal Subsidy	0	0	5,000	5,000	0	0.0%	0	0.0%
City Banner Subsidy	0	0	3,461	3,461	0	0.0%	0	0.0%
City of London Patio Grant Program	0	0	12,650	12,650	0	0.0%	0	0.0%
City of London - One Time Funding	0	0	30,000	30,000	0	0.0%	0	0.0%
Donation from Hamilton Road Business Association	2,500	5,000	5,000	0	0	0.0%	-5,000	-100.0%
Draw from Reserve Fund	0	0	0	0	5,000	4.1%	5,000	0.0%
<b>Total Revenue</b>	<b>90,888</b>	<b>135,231</b>	<b>153,165</b>	<b>17,934</b>	<b>121,414</b>	<b>100.0%</b>	<b>-13,817</b>	<b>-10.2%</b>

## Expenditure Overview

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Administration</b>								
Admin Salaries and Wages	66,077	64,896	46,074	18,822	40,000	33.5%	-24,896	-38.4%
Payroll, Employment Insurance and Canadian Pension Plan	3,478	4,562	3,470	1,092	3,164	2.6%	-1,398	-30.6%
Canada Summer Jobs	6,591	26,577	25,580	997	25,580	21.4%	-997	-3.8%
CSJ Payroll, Employment Insurance and Canadian Pension Plan	347	1,448	1,474	-26	1,474	1.2%	26	1.8%
Telephone and Internet	1,143	1,116	1,302	-186	1,200	1.0%	84	7.5%
Insurance	1,710	1,881	1,845	36	1,881	1.6%	0	0.0%
Bookkeeping, Audit and Professional Fees	3,500	3,500	3,600	-100	3,600	3.0%	100	2.9%
Office Supplies and Equipment	3,290	3,290	1,629	1,661	2,420	2.0%	-870	-26.4%
Training/ Conferences	0	0	2,574	-2,574	2,500	2.1%	2,500	0.0%
<b>Total Administration</b>	<b>86,136</b>	<b>107,270</b>	<b>87,548</b>	<b>19,722</b>	<b>81,819</b>	<b>68.5%</b>	<b>-25,451</b>	<b>-23.7%</b>
<b>Rent</b>								
Office Rent	11,718	10,800	10,800	0	10,800	9.0%	0	0.0%
<b>Total Rent</b>	<b>11,718</b>	<b>10,800</b>	<b>10,800</b>	<b>0</b>	<b>10,800</b>	<b>9.0%</b>	<b>0</b>	<b>0.0%</b>
<b>Member Services</b>								
CRM/Membership Services	446	0	0	0	600	0.5%	600	0.0%
Annual General Meeting	0	200	250	-50	200	0.2%	0	0.0%
Memberships - Provincial Business	0	255	255	0	255	0.2%	0	0.0%
<b>Total Member Services</b>	<b>446</b>	<b>455</b>	<b>505</b>	<b>-50</b>	<b>1,055</b>	<b>0.9%</b>	<b>600</b>	<b>131.9%</b>
<b>Business Development</b>								

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Website Maintenance and Domain	210	20	220	-200	240	0.2%	220	1100.0%
Website and Email Hosting	0	960	840	120	300	0.3%	-660	-68.8%
Signage	2,975	0	0	0	0	0.0%	0	0.0%
Strategic Planning	0	200	0	200	200	0.2%	0	0.0%
Marketing	393	500	412	88	5,000	4.2%	4,500	900.0%
Tree Trunk Tour Initiative	0	10,000	0	10,000	8,000	6.7%	-2,000	-20.0%
Annual Graffiti Removal	0	0	5,000	-5,000	2,000	1.7%	2,000	0.0%
Long and Short Term Initiatives	5,612	5,026	5,099	-73	5,000	4.2%	-26	-0.5%
Tree Trunk Tour Maintenance	0	0	0	0	5,000	4.2%	5,000	0.0%
City of London Patio Grant Program	0	0	12,650	-12,650	0	0.0%	0	0.0%
<b>Total Business Development</b>	<b>9,190</b>	<b>16,706</b>	<b>24,221</b>	<b>-7,515</b>	<b>25,740</b>	<b>21.6%</b>	<b>9,034</b>	<b>54.1%</b>
<b>Other</b>								
Amortization of Capital Assets	253	0	0	0	0	0.0%	0	0.0%
Contribution to Reserve Fund	0	0	5,000	-5,000	2,000	1.6%	2,000	0.0%
<b>Total Other</b>	<b>253</b>	<b>0</b>	<b>5,000</b>	<b>-5,000</b>	<b>2,000</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>
<b>Total Expenditure</b>	<b>107,743</b>	<b>135,231</b>	<b>128,074</b>	<b>7,157</b>	<b>121,414</b>	<b>100.0%</b>	<b>-13,817</b>	<b>-10.2%</b>
<b>Net Surplus/ Deficit</b>	<b>-16,855</b>	<b>0</b>	<b>25,091</b>	<b>25,091</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>16,855</b>	<b>0</b>	<b>-25,091</b>	<b>-25,091</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding

Bill No. 68  
2022

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

A by-law to raise the amount required for the purposes of the Hyde Park Business Improvement Area Board of Management for the year 2022 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2022 fiscal year submitted by the Hyde Park Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2022 fiscal year for the purposes of The Hyde Park Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$484,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-1519-490, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.
5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.
6. This by-law comes into force and effect on the day it is passed.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

## Schedule "A"

### Hyde Park Improvement Area 2022 Proposed Budget with 2021 Comparators

#### Revenue Overview

Revenue Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Municipal Special Levy	389,779	434,000	434,000	0	484,000	87.4%	50,000	11.5%
Tax Write Offs/Allowance	0	0	0	0	0	0.0%	0	0.0%
<b>Net Municipal Special Levy</b>	<b>389,779</b>	<b>434,000</b>	<b>434,000</b>	<b>0</b>	<b>484,000</b>	<b>87.4%</b>	<b>50,000</b>	<b>11.5%</b>
Draw from Operating Fund	0	0	0	0	20,810	3.8%	20,810	0.0%
Government Student Funding	22,510	8,000	19,746	11,746	9,000	1.6%	1,000	12.5%
Interest Income	0	0	0	0	0	0.0%	0	0.0%
HST Rebate	0	0	21,287	21,287	0	0.0%	0	0.0%
City of London Patio grant	0	0	12,641	12,641	0	0.0%	0	0.0%
Miscellaneous Income	12,453	0	3,020	3,020	40,000	7.2%	40,000	0.0%
<b>Total Revenue</b>	<b>424,742</b>	<b>442,000</b>	<b>490,694</b>	<b>48,694</b>	<b>553,810</b>	<b>100.0%</b>	<b>111,810</b>	<b>25.3%</b>



## Expenditure Overview

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Administration &amp; Office</b>								
Wages, Benefits, MERCS	113,258	154,985	127,443	27,542	160,410	29.0%	5,425	3.5%
Student Wages and Benefits	19,800	8,000	19,746	-11,746	9,000	1.6%	1,000	12.5%
Insurance	2,279	3,000	2,903	97	3,200	0.6%	200	6.7%
Bookkeeping, Audit and Professional Fees	4,833	6,500	8,829	-2,329	6,000	1.1%	-500	-7.7%
Office Equipment Upgrades	1,486	2,500	2,500	0	2,500	0.5%	0	0.0%
Office Furniture	0	1,000	1,000	0	0	0.0%	-1,000	-100.0%
Leasehold Improvements	0	5,000	5,000	0	0	0.0%	-5,000	-100.0%
Phone, Internet, Office 365	2,167	2,500	2,076	424	2,500	0.5%	0	0.0%
Office Supplies	3,092	4,000	4,000	0	4,000	0.7%	0	0.0%
Training & Conferences	8	7,000	3,351	3,649	7,000	1.3%	0	0.0%
Subscriptions & Memberships	1,336	1,500	1,801	-301	1,500	0.3%	0	0.0%
Bank Charges	740	450	880	-430	650	0.1%	200	44.4%
Operating	-2,319	1,500	2,509	-1,009	2,000	0.4%	500	33.3%
Digital Mainstreet Program	12,453	0	0	0	0	0.0%	0	0.0%
<b>Total Administration</b>	<b>159,133</b>	<b>197,935</b>	<b>182,038</b>	<b>15,897</b>	<b>198,760</b>	<b>35.9%</b>	<b>825</b>	<b>0.4%</b>
<b>Rent</b>								
Rent and Hydro	22,589	22,554	22,864	-310	23,550	4.3%	996	4.4%
<b>Total Rent</b>	<b>22,589</b>	<b>22,554</b>	<b>22,864</b>	<b>-310</b>	<b>23,550</b>	<b>4.3%</b>	<b>996</b>	<b>4.4%</b>
<b>Member Services</b>								
Annual General Meeting	851	8,000	0	8,000	7,000	1.3%	-1,000	-12.5%
1645 Hyde Park Road Lease	0	0	0	0	22,800	4.1%	22,800	0.0%
<b>Total Member Services</b>	<b>851</b>	<b>8,000</b>	<b>0</b>	<b>8,000</b>	<b>29,800</b>	<b>5.4%</b>	<b>21,800</b>	<b>272.5%</b>
<b>Business Development</b>								

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/Decrease over 2021	Percentage Budget Change over 2021
Communications, Marketing	2,419	6,500	6,771	-271	6,500	1.2%	0	0.0%
Promotional Marketing Materials	1,532	3,000	3,000	0	3,000	0.5%	0	0.0%
Website Dev. Hosting & Maintenance	2,087	1,500	1,000	500	1,500	0.3%	0	0.0%
Board Meeting & Monthly Bus. Networking Mtgs	810	2,000	1,526	474	2,000	0.4%	0	0.0%
Special Events & Sponsorships	2,485	9,000	8,565	435	10,000	1.8%	1,000	11.1%
Other Program Initiatives	2,019	5,500	5,500	0	5,500	1.0%	0	0.0%
Other Program Initiatives; Patio Program	0	0	12,641	-12,641	0	0.0%	0	0.0%
Social Media Marketing Subsidy Program	0	0	2,880	-2,880	6,000	1.1%	6,000	0.0%
Pond Fest / Outdoor Piano Program	929	19,000	0	19,000	20,000	3.6%	1,000	5.3%
Breakfast with Santa /Christmas Market	213	0	33,000	-33,000	19,000	3.4%	19,000	0.0%
Traffic Calming Program	407	1,200	765	435	1,200	0.2%	0	0.0%
Hyde Park Dollars Incentive Program	10,721	10,000	14,000	-4,000	12,000	2.2%	2,000	20.0%
CTV Ad Program	43,068	60,000	59,751	249	60,000	10.8%	0	0.0%
CP Bridge Ad Program	0	0	0	0	60,000	10.8%	60,000	0.0%
Bus Shelter Advertising Program	6,939	9,000	8,529	471	9,000	1.6%	0	0.0%
Community Beautification Projects	57,342	80,811	80,811	0	80,000	14.4%	-811	-1.0%
Here comes Santa	4,862	0	0	0	0	0.0%	0	0.0%
<b>Total Business Development</b>	<b>135,832</b>	<b>207,511</b>	<b>238,739</b>	<b>-31,228</b>	<b>295,700</b>	<b>53.4%</b>	<b>88,189</b>	<b>42.5%</b>
<b>Other</b>								
Harmonized Sales Tax	0	0	3,333	-3,333	0	0.0%	0	0.0%
Contingency	970	6,000	5,000	1,000	6,000	1.1%	0	0.0%
Depreciation	8,674	0	0	0	0	0.0%	0	0.0%
Miscellaneous	12,989	0	10,636	-10,636	0	0.0%	0	0.0%
<b>Total Other</b>	<b>22,633</b>	<b>6,000</b>	<b>18,969</b>	<b>-12,969</b>	<b>6,000</b>	<b>1.1%</b>	<b>0</b>	<b>0.0%</b>

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Total Expenditure	341,038	442,000	462,611	-20,610	553,810	100.0%	111,810	25.3%
<b>Net Surplus/ Deficit</b>	<b>83,704</b>	<b>0</b>	<b>28,083</b>	<b>28,084</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-83,704</b>	<b>0</b>	<b>-28,083</b>	<b>-28,084</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding.

Bill No. 69  
2022

By-law No.

A by-law to raise the amount required for the purposes of the London Downtown Business Improvement Area Board of Management for the year 2022 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2022 fiscal year submitted by the London Downtown Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2022 fiscal year for the purposes of the London Downtown Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$1,905,238.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-2, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.
5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.
6. This by-law comes into force and effect on the day it is passed.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

**Schedule “A”**

**London Downtown Business Association 2021 Proposed Budget with 2020 Comparators**

Revenue Overview

Revenue Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Municipal Special Levy	1,915,390	1,877,082	1,877,082	0	1,905,238	103.2%	28,156	1.5%
Tax Write Offs/Allowance	-68,207	-130,000	-100,000	30,000	-90,000	-4.9%	40,000	-30.8%
Net Municipal Special Levy	1,847,183	1,747,082	1,777,082	30,000	1,815,238	98.3%	68,156	3.9%
Draw from Operating Fund	0	224,000	224,000	0	29,000	1.6%	-195,000	-87.1%
Interest Income	2,745	1,200	2,015	815	1,600	0.1%	400	33.3%
Funding from City for Holiday Market	0	0	90,061	90,061	0	0.0%	0	0.0%
Miscellaneous Income	6,254	0	0	0	0	0.0%	0	0.0%
<b>Total Revenue</b>	<b>1,856,182</b>	<b>1,972,282</b>	<b>2,093,158</b>	<b>120,876</b>	<b>1,845,838</b>	<b>100.0%</b>	<b>-126,444</b>	<b>-6.4%</b>

## Expenditure Overview

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Administration</b>	0	0	0	0	0	0	0	0
Wages and Benefits	490,548	641,200	649,616	-8,416	570,000	30.9%	-71,200	-11.1%
Telephone	10,331	12,000	8,925	3,075	10,000	0.5%	-2,000	-16.7%
Stationery and Supplies	3,376	4,000	6,512	-2,512	4,000	0.2%	0	0.0%
Insurance	7,637	7,600	7,600	0	7,700	0.4%	100	1.3%
Professional Services	14,963	3,500	1,889	1,611	4,000	0.2%	500	14.3%
Purchase and Leasing Equipment	14,858	15,000	15,557	-557	15,000	0.8%	0	0.0%
Training/ Conferences	4,800	18,000	13,500	4,500	18,000	1.0%	0	0.0%
Meetings and Meals	369	4,000	600	3,400	4,000	0.2%	0	0.0%
Subscriptions/ Memberships	3,975	3,600	3,763	-163	3,800	0.2%	200	5.6%
Legal & Audit	5,607	5,000	19,992	-14,992	8,000	0.4%	3,000	60.0%
Cleaning	5,482	7,700	4,200	3,500	7,700	0.4%	0	0.0%
Board Development & Expenses	384	3,000	640	2,360	3,000	0.2%	0	0.0%
Miscellaneous Expenses	332	1,000	840	160	1,000	0.1%	0	0.0%
<b>Total Administration</b>	<b>562,659</b>	<b>725,600</b>	<b>733,634</b>	<b>-8,034</b>	<b>656,200</b>	<b>35.6%</b>	<b>-69,400</b>	<b>-9.6%</b>
<b>Rent</b>								
Rent and Hydro	79,538	83,000	81,000	2,000	83,000	4.5%	0	0.0%
<b>Total Rent</b>	<b>79,538</b>	<b>83,000</b>	<b>81,000</b>	<b>2,000</b>	<b>83,000</b>	<b>4.5%</b>	<b>0</b>	<b>0.0%</b>
<b>Member Services</b>								
Graffiti Removal	52,200	53,000	52,200	800	53,000	2.9%	0	0.0%
Business to Business	15,000	5,000	500	4,500	21,500	1.2%	16,500	330.0%
Member Services and Retention	0	140,000	82,668	57,332	75,000	4.1%	-65,000	-46.4%

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/Decrease over 2021	Percentage Budget Change over 2021
Communications & Marketing	194,963	218,000	246,713	-28,713	238,500	12.9%	20,500	9.4%
Annual General Meeting	7,500	3,900	6,625	-2,725	8,000	0.4%	4,100	105.1%
Data Management and Research	0	0	0	0	65,000	3.5%	65,000	0.0%
<b>Total Member Services</b>	<b>269,663</b>	<b>419,900</b>	<b>388,706</b>	<b>31,194</b>	<b>461,000</b>	<b>25.0%</b>	<b>41,100</b>	<b>9.8%</b>
<b>Business Development</b>								
Downtown Dollars	62,091	60,000	60,000	0	60,000	3.3%	0	0.0%
Campaigns and Street Activations	22,514	52,000	245,400	-193,400	104,000	5.6%	52,000	100.0%
Event Sponsorships	13,850	33,850	36,000	-2,150	30,000	1.6%	-3,850	-11.4%
Recruitment through MainStreet	0	0	0	0	120,000	6.5%	120,000	0.0%
MainStreet Grant Programs	141,924	200,000	200,000	0	100,000	5.4%	-100,000	-50.0%
Planters	14,124	28,000	28,200	-200	33,000	1.8%	5,000	17.9%
Public Art		0	0	0	21,000	1.1%	21,000	0.0%
Public Safety Member Liaison		75,000	23,032	51,968	0	0.0%	-75,000	-100.0%
Cleaning and Maintenance	144,250	195,000	150,500	44,500	162,000	8.8%	-33,000	-16.9%
Miscellaneous	175	1,932	500	1,432	1,838	0.1%	-94	-4.9%
COVID-19 Response	201,580	80,000	83,915	-3,915	0	0.0%	-80,000	-100.0%
<b>Total Business Development</b>	<b>600,508</b>	<b>725,782</b>	<b>827,547</b>	<b>-101,765</b>	<b>631,838</b>	<b>34.2%</b>	<b>-93,944</b>	<b>-12.9%</b>
<b>Other</b>								
Harmonized Sales Tax	12,186	18,000	18,000	0	13,800	0.7%	-4,200	-23.3%
Miscellaneous	16,264	0	0	0	0	0.0%	0	0.0%
<b>Total Other</b>	<b>28,450</b>	<b>18,000</b>	<b>18,000</b>	<b>0</b>	<b>13,800</b>	<b>0.7%</b>	<b>-4,200</b>	<b>-23.3%</b>
<b>Total Expenditure</b>	<b>1,540,819</b>	<b>1,972,282</b>	<b>2,048,887</b>	<b>-76,605</b>	<b>1,845,838</b>	<b>100.0%</b>	<b>-126,444</b>	<b>-6.4%</b>
<b>Net Surplus/ Deficit</b>	<b>315,364</b>	<b>0</b>	<b>44,271</b>	<b>44,271</b>	<b>0</b>			

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-315,364</b>	<b>0</b>	<b>-44,271</b>	<b>-44,271</b>	<b>0</b>			
<b>Net</b>								

All figures subject to audit.

All figures subject to rounding.



Bill No. 70  
2022

By-law No. A.

A by-law to raise the amount required for the purposes of the Old East Village Business Improvement Area Board of Management for the year 2022 in accordance with section 208 of the Municipal Act, 2001.

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

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

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

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

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

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

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

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

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

1. That the budget for the 2022 fiscal year submitted by the Old East Village Business Improvement Area Board of Management attached as Schedule "A" is approved.
2. The amount to be raised by the Corporation for the 2022 fiscal year for the purposes of The Old East Village Business Improvement Area Board of Management and pursuant to subsection 208(1) of the Municipal Act, 2001 is \$42,000.
3. A special charge is established for the amount referred to in section 2 of this by-law by a levy in accordance with By-law CP-1, as amended.
4. The special charge referred to in section 3 of this by-law shall have priority lien status and shall be added to the tax roll pursuant to subsection 208(7) of the Municipal Act, 2001.
5. The administration of this by-law is delegated to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.
6. This by-law comes into force and effect on the day it is passed.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

**Schedule “A”**

**Old East Village Business Improvement Area 2022 Proposed Budget with 2021 Comparators**

**Revenue Overview**

Revenue Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Municipal Special Levy	45,190	42,000	42,000	0	42,000	17.5%	0	0.0%
Tax Write Offs/Allowance	0	-2,000	-2,000	0	-2,000	-0.8%	0	0.0%
<b>Net Municipal Special Levy</b>	<b>45,190</b>	<b>40,000</b>	<b>40,000</b>	<b>0</b>	<b>40,000</b>	<b>16.6%</b>	<b>0</b>	<b>0.0%</b>
Interest Income	0	120	175	55	120	0.0%	0	0.0%
City of London Funding	141,102	141,102	141,102	0	141,102	58.7%	0	0.0%
Draw from Operating Fund	0	53,128	21,271	-31,857	59,128	24.6%	6,000	11.3%
HST Rebate	0	0	0	0	0	0.0%	0	0.0%
Digital Main Street grant	12,453	0	0	0	0	0.0%	0	0.0%
Miscellaneous Income	191	0	0	0	0	0.0%	0	0.0%
<b>Total Revenue</b>	<b>198,936</b>	<b>234,350</b>	<b>202,548</b>	<b>-31,802</b>	<b>240,350</b>	<b>100.0%</b>	<b>6,000</b>	<b>2.6%</b>

## Expenditure Overview

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
<b>Administration</b>								
Telephone and Internet	1,240	1,500	1,250	250	1,500	0.6%	0	0.0%
Travel	136	700	0	700	700	0.3%	0	0.0%
Operating Supplies and Costs	1,176	1,000	578	422	2,000	0.8%	1,000	100.0%
Printing and Communications	150	1,500	550	950	1,500	0.6%	0	0.0%
Equipment/Building Allowance for Upgrades, Maintenance and Repairs	755	4,500	2,000	2,500	4,500	1.9%	0	0.0%
Salary & Benefits	0	2,000	0	2,000	2,000	0.8%	0	0.0%
Financial Audits	1,450	1,600	2,500	-900	2,500	1.0%	900	56.3%
Training, Education and Development	0	500	0	500	1,000	0.4%	500	100.0%
Miscellaneous Administration	4,794	5,500	3,720	1,780	6,000	2.5%	500	9.1%
<b>Total Administration</b>	<b>9,701</b>	<b>18,800</b>	<b>10,598</b>	<b>8,202</b>	<b>21,700</b>	<b>9.0%</b>	<b>2,900</b>	<b>15.4%</b>
<b>Rent</b>								
Office Rental	12,661	14,400	12,660	1,740	14,400	6.0%	0	0.0%
<b>Total Rent</b>	<b>12,661</b>	<b>14,400</b>	<b>12,660</b>	<b>1,740</b>	<b>14,400</b>	<b>6.0%</b>	<b>0</b>	<b>0.0%</b>
<b>Member Services</b>								
Advertising, Marketing & Promotion	6,313	6,500	6,500	0	6,950	2.9%	450	6.9%
Purchased Services	7,200	16,500	15,800	700	18,300	7.6%	1,800	10.9%
Salary & Benefits	133,874	149,150	134,140	15,010	150,000	62.4%	850	0.6%
<b>Total Member Services</b>	<b>147,387</b>	<b>172,150</b>	<b>156,440</b>	<b>15,710</b>	<b>175,250</b>	<b>72.9%</b>	<b>3,100</b>	<b>1.8%</b>
<b>Business Development</b>								
Special Projects	12,723	6,500	3,250	3,250	6,500	2.7%	0	0.0%
Beautification	200	5,000	4,500	500	5,000	2.1%	0	0.0%
Community Initiatives	2,683	5,500	2,500	3,000	5,500	2.3%	0	0.0%

Expenditure Detail:	2020 Audited Actuals	2021 Approved Budget	2021 Projected Actuals	2021 Projected Variance	2022 Proposed Budget	Percentage of Total Revenue	Increase/ Decrease over 2021	Percentage Budget Change over 2021
Total Business Development	15,606	17,000	10,250	6,750	17,000	7.1%	0	0.0%
<b>Other</b>								
Covid-19 Budget	3,998	12,000	12,000	0	12,000	5.0%	0	0.0%
Harmonized Sales Tax	608	0	600	-600	0	0.0%	0	0.0%
Total Other	4,606	12,000	12,600	-600	12,000	5.0%	0	0.0%
<b>Total Expenditure</b>	<b>189,961</b>	<b>234,350</b>	<b>202,548</b>	<b>31,802</b>	<b>240,350</b>	<b>100.0%</b>	<b>6,000</b>	<b>2.6%</b>
<b>Net Surplus/ Deficit</b>	<b>8,975</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Draw from / (Contribution to) Operating Fund</b>	<b>-8,975</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

All figures subject to audit.

All figures subject to rounding.

Bill No. 71  
2022

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

A by-law to amend the Official Plan for the City  
of London, 1989 relating to 257-263  
Springbank Drive

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

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

PASSED in Open Council on January 25, 2022

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a Chapter 10 policy in Section 10.1.3 of the Official Plan for the City of London Planning Area – 1989 to permit a 5-storey-20 metre (northerly half)/6-storey-23 metre (southerly half) apartment building with a total of 38 units and a maximum density of 137 units per hectare, that will allow for a development that is consistent with the Urban Corridor Place Type policies of The London Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 257-263 Springbank Drive in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with the Provincial Policy Statement, 2020, and the in-force policies of the 1989 Official Plan and The London Plan.

The recommendation provides for intensification in the form of an apartment building located along a high-order road. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding area. and would help to achieve the vision of the Urban Corridor Place Type.

**D. THE AMENDMENT**

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

1. Chapter 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by modifying the following:

257-263 Springbank Drive

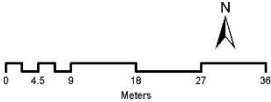
- ( ) At 257-263 Springbank Drive, within the Auto-Oriented Commercial Corridor, a 5-storey-20 metre (northerly half)/6-storey-23 metre (southerly half) apartment building with a maximum density of 137 units per hectare may be permitted.



**LOCATION MAP**

Subject Site: 257-263 Springbank Drive  
 File Number: O-9354/Z-9355  
 Planner: Alanna Riley  
 Date: 2021/12/03

Corporation of the City of London  
 Prepared By: Planning and Development



Scale 1:800

**Legend**

-  Subject Site
-  Assessment Parcels
-  Buildings
-  Vegetation

Bill No.  
2022

By-law No. CPOL.-407( )-\_\_

A by-law to amend By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy” by deleting and replacing Schedule “A”.

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

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

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy”, by deleting and replacing Schedule “A”;

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

1. By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy”, is hereby amended by deleting Schedule “A” to the By-law in its entirety and by replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on January 25, 2022

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022



## Schedule “A”



London  
CANADA

### Members of Council Proof of COVID-19 Vaccination Policy

**Policy Name:** Members of Council Proof of COVID-19 Vaccination Policy

**Legislative History:** Enacted October 5, 2021 (By-law No. CPOL.-407-321); Amended January 25, 2022 (CPOL.-\_\_\_\_\_)

**Last Review Date:** January 25, 2022

**Service Area Lead:** City Clerk or their written designate

#### 1. Policy Statement

The purpose of the Members of Council Proof of COVID-19 Vaccination Policy (“Policy”) is to reduce the risk of COVID-19 in The Corporation of the City of London workplace and to provide a safe environment for Members of Council, Corporate employees, volunteers and the public to access and use City facilities and services. COVID-19 is a highly contagious virus that spreads through respiratory droplets and aerosols. The City of London, as an employer, has an obligation under the *Occupational Health and Safety Act* to take every precaution reasonable in the circumstances to create a safe workplace.

In addition to the current health and safety precautions (personal protective equipment, physical distancing, frequent hand washing and hand sanitizing, frequent cleaning of high touch areas, COVID-19 screening, etc.), which will be maintained and revised in accordance with public health guidance, the City of London requires all Members of Council to:

- a) Provide proof of full vaccination against COVID-19; or
- b) Provide a written attestation of a medical reason(s) or Ontario Human Rights Code reason(s) for not being fully vaccinated against COVID-19.

The Policy which is indefinite in nature, is to address the risks and impacts of the COVID-19 Pandemic, noting the duration of the Pandemic is unknown. The Policy will be reviewed upon Council direction and/or at the initiative of the Civic Administration, as new information, data, and public health guidance regarding the COVID-19 pandemic evolves.

#### 2. Definitions

**“Active Screening”** means the Province of Ontario COVID-19 self-assessment for COVID-19 symptoms.

**“Attestation of a medical reason(s) or Ontario Human Rights Code reason(s)”** means a written statement that sets out that the Member cannot be vaccinated against COVID-19 submitted to the City Clerk or their written designate on the “Proof of a Medical Reason(s) or an Ontario Human Rights Code Reason(s) for not being Vaccinated Against COVID-19” form attached to this Policy as Appendix “A”.

**“Council”** shall mean the Council of The Corporation of the City of London.

**“Fully vaccinated”** means having received the full series of a COVID-19 vaccine or a combination of COVID-19 vaccines approved by Health Canada or the World Health Organization; and having received the final dose of the COVID-19 vaccine at least 14 days ago.

**“Member”** shall mean a Member of Council and includes the Mayor.

**“Proof of full vaccination against COVID-19”** means the COVID-19 vaccination receipt issued by the Ontario Ministry of Health confirming the Member is fully vaccinated.

**“Rapid Antigen Testing”** means the test that detects protein fragments specific to the Coronavirus that can be done at home and has a quick turnaround time for results. Rapid Antigen Testing should be used for screening and should not be used to diagnose COVID-19 infection.

**“Vaccinated”** means to be “fully vaccinated”.

**“Vaccination Receipt”** means paper or e-receipt that individuals receive after vaccination. This receipt is also available for download on the provincial website.

### **3. Applicability**

This Policy applies to all Members of Council of The Corporation of the City of London and includes the Mayor.

## **4. The Policy**

### **4.1 Legislative Framework**

This Policy operates together with, and as a supplement to the following legislation that governs the conduct of Members:

- a) *Human Rights Code*, R.S.O. 1990 c. H. 19 (“Ontario Human Rights Code”)
- b) *Municipal Act, 2001*, S.O. c. 25 (“Municipal Act”)
- c) *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990 c. M.56 (“MFIPPA”)
- d) *Occupational Health and Safety Act*, R.S.O. 1990, c.0.1
- e) Code of Conduct for Members of Council (“Code of Conduct”)
- f) Integrity Commissioner Terms of Reference
- g) Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)
- h) Applicable by-laws and policies of Council as adopted and amended from time to time

### **4.2 Application of the Policy**

- a) All Members to whom the Policy applies shall comply with one of the following:
  - i) provide proof of full vaccination against COVID-19 by October 20, 2021 to the City Clerk or written designate; or
  - ii) provide a written attestation of a medical reason(s) or Ontario Human Rights Code reason(s) for not being vaccinated against COVID-19 by October 20, 2021 submitted to the City Clerk or their written designate on the “Proof of a Medical Reason(s) or an Ontario Human Rights Code Reason(s) for not being Vaccinated Against COVID-19” form attached to this Policy as Appendix “A”; or
  - iii) where a Member has not received any dose of the COVID-19 vaccine or has received one dose and has not yet received their second dose, the Member shall receive their first dose of the COVID-19 vaccination series by October 20, 2021, submitting proof to the City Clerk or written designate, and provide proof of full vaccination against COVID-19 by November 19, 2021 to the City Clerk or written designate.
- b) Regardless of vaccination status, all Members shall:
  - i) complete daily Active Screening for COVID-19 symptoms; and
  - ii) where the Member fails Active Screening, advise the City Clerk or written designate and not enter City facilities/buildings until they have provided written verification to the City Clerk or written designate that enables the City Clerk or written designate to confirm their ability to return to in-person attendance at City facilities/buildings, prior to attending City

facilities/buildings. Verification includes, but is not limited to, a negative COVID-19 test result.

- c) Members who have submitted an Attestation are required to develop a COVID-19 Plan that will include adherence to additional health and safety measures including, but not limited to, on-going COVID-19 Rapid Antigen Testing.
- d) Members who are on a leave of absence are not required to comply with sections 4.1 a) and b) so long as they remain on a leave of absence. Members must comply with this Policy prior to returning to their duties.
- e) Members are required to comply with this Policy. The Code of Conduct requires that Members “shall adhere to such by-laws, policies and procedures adopted by Council that are applicable to them”. The City of London’s Integrity Commissioner may consider complaints of non-compliance of this Policy by Members and review such complaints in accordance with “The Corporation of the City of London Code of Conduct for Members of Council Complaint Protocol” as set out in the Code of Conduct. The Integrity Commissioner may make recommendations regarding sanctions to Council in accordance with s.223.4(5) of the *Municipal Act, 2001* and the Code of Conduct.
- f) All Members must continue to adhere to all policies, procedures and directions related to COVID-19. These include, but are not limited to, personal protective equipment, physical distancing of at least two (2) metres where possible, frequent hand washing and hand sanitizing, frequent cleaning of high touch areas, and active COVID-19 screening.

#### **4.3 Collection of Information and Privacy Considerations**

All information gathered as part of the Policy, including personal health information, will be collected by The Corporation of the City of London and be retained and treated in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.

#### **4.4 Ontario Human Rights Code Accommodations**

Members requiring accommodations under the Ontario Human Rights Code within the context of the Policy may make such requests by advising the City Clerk or written designate. The City of London is committed to fulfilling its obligations under the Ontario Human Rights Code.

#### **4.5 Policy Implementation**

Implementation of this Policy will be in accordance with applicable Council and/or Corporation by-laws, policies and procedures, and legislation.

All Members to whom the procedure applies shall provide proof of full vaccination or attestation of an Ontario Human Rights Code reason(s) or medical reason(s) in accordance with this Policy to the City Clerk or their written designate, by email, or in person.

Proof of full vaccination, written attestation of a medical reason(s) or an Ontario Human Rights Code reason(s) will be recorded in a secure City of London database and retained for one year, at a minimum. The person’s communication and copy of the vaccination receipt will be destroyed once entered into the secure City of London database. All information, including personal health information, will be treated in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.

Regardless of vaccination status, all Members attending in person at City facilities/buildings shall:

- a) complete daily, the Active Screening by means of the Province of Ontario COVID-19 self-assessment for COVID-19 symptoms; and
- b) where the Member fails Active Screening, advise the City Clerk or written designate and not enter City facilities/buildings until they have provided written

verification to the City Clerk or written designate that enables the City Clerk or written designate to confirm the Member's ability to return to in-person attendance at City facilities/buildings, prior to attending City facilities/buildings. Verification includes, but is not limited to, a negative COVID-19 test result.

Members requiring any Ontario Human Rights Code accommodations under this Policy may request accommodations by advising the City Clerk or written designate. The City of London is committed to fulfilling its obligations under the Ontario Human Rights Code.

Should the City Clerk or their written designate believe that a Member may be in non-compliance with this Policy, the City Clerk or their written designate shall forward the concern to the Integrity Commissioner for determination.

**APPENDIX “A”**



**Proof of a Medical Reason(s) or an Ontario Human Rights Code Reason(s) for not being Vaccinated Against COVID-19 – Members of Council**

<b>Last Name:</b>	
<b>First Name:</b>	

- I, \_\_\_\_\_ make oath or solemnly affirm and say that I have an Ontario Human Rights Code reason(s) for not being fully vaccinated against COVID-19 based on the following ground(s):

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- I, \_\_\_\_\_ make oath or solemnly affirm and say that I have a medical reason(s) for not being fully vaccinated against COVID-19.

I am requesting that I be exempted from the vaccination requirements under the City of London “Members of Council Proof of COVID-19 Vaccination Policy”.

\_\_\_\_\_

Signature of Member

\_\_\_\_\_

Date

As a reminder, your declaration is subject to expectations as set out in the Code of Conduct for Members of Council.

Thank you for your assistance.

City of London

**NOTICE OF COLLECTION OF PERSONAL INFORMATION**

The personal information collected on this form is collected under the authority of the *Municipal Act, 2001*, S.O. 2001, c. 25, and the *Occupational Health and Safety Act*, R.S.O. 1990, c. O.1 and will only be used to administer and implement the City of London’s Members of Council Proof of COVID-19 Vaccination Policy. Questions about this collection should be addressed to the Manager, Records and Information Services at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489 x5590, email: eskalski@london.ca.

Bill No. 73  
2022

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

A by-law to designate 1903 Avalon Street to be  
of cultural heritage value or interest.

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

AND WHEREAS notice of intention to so designate the property known as 1903 Avalon Street has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 1903 Avalon Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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

**Legal Description**

LOTS 15,1 6, AND 17 PLAN 660 LONDON/LONDON TOWNSHIP

**PIN**

08110-0154

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

**Description of Property**

The property at 1903 Avalon Street is in the Argyle area of the City of London. The property is located at the southwest corner of Avalon Street and Clarke Road, north of the intersection of Clarke Road and Dundas Street.

The one-and-a-half storey painted brick farmhouse, known as the Clarke House, is located on the high point of the land of the property at 1903 Avalon Street. The primary façade of the Clarke House faces south, away from Avalon Street and Clarke Road but towards Dundas Street as the house was originally oriented. The farmhouse is sited on a rise of the property. The farmhouse was built before 1860, prior to the subdivision of the land, Registered Plan 660 (1949), which established the current lot fabric of the area.

**Statement of Cultural Heritage Value or Interest**

The Clarke House, at 1903 Avalon Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

**Physical or Design Value**

The property at 1903 Avalon Street is a unique example of a sympathetically evolved early brick farmhouse in the former London Township. Originally built before 1861, Clarke House was a five-bay brick farmhouse, with a central entryway. The farmhouse was constructed of buff brick, which has been coated in a lime rendering and subsequently painted, on a buff brick foundation. The brick masonry has been laid in a modified common bond, usually with eight stretcher courses between a header course, indicating a solid brick structure of at least two wythes of brick masonry. Additions have been constructed onto the rear of the original rectangular plan of the building, as well as a stone front porch. The gable roofline was sympathetically altered by the three south-facing dormer style windows, before 1954. The six-over-six wood dormer windows replicate the style of the wood six-over-six windows of the first storey and original part of the house. The front doorway is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight above in a Georgian-inspired style.

**Historical or Associative Values**

The property at 1903 Avalon Street has direct historical associations with the Clarke family, a pioneer family of London Township. On July 11, 1829, John Clarke (1777-1873) purchased the South Half of Lot 5, Concession I (100 acres) from the Canada Company. The patent for the property was issued by the Canada Company on July 11, 1834, after John Clarke had completed payments for the property. Like many London Township settlers, the Clarke family established a farm and over time increased their land holdings. Upon the death of John Clarke in 1873, the property passed to his son, John Clarke (1815-1893). The property was then passed to David Clarke (b. 1854) upon his father's death in 1893. David Clarke sold the property to Abraham J. Montague for \$7,500 on July 5, 1912. The property that now includes 1903 Avalon Street, the Clarke House, was owned by the Clarke family for 83 years. The significance of the Clarke family is also articulated by their namesake of Clarke (Side) Road and reinforced by the long-term retention of their farmhouse.

The property is linked to the history of the Argyle area, yielding information to its subdivision and development in the early part of the twentieth century. Following the sale of the property by David Clarke to Abraham J. Montague it was sold again in 1913 to Henry M. Peterman with a large mortgage. H. M. Peterman then entered into an agreement with David R. Wood, whose interests were subsequently transferred to The Argyle Land Company in 1914 for \$1.

The Argyle Land Company appears to be a Winnipeg-based land developer/speculator that acquired property in the Dundas Street and Clarke Road area, including what now includes 1903 Avalon Street. While the Argyle Land Company primarily focused on residential development, in 1914 the Argyle Land Company offered a 10-acre portion of the former Clarke farm for industrial development of the Crucible Metals Company of Canada, which failed to arise.

While the reasons are not clearly known, the Argyle Land Company appears to have gone bankrupt in 1918. All advertisement ceases in 1918 and company officers disappear from any reference in the City Directory. A Certificate of Order of Foreclosure is registered on the title of the property with the ownership reverting to its mortgagee, Abraham J. Montague in 1918. Subsequent property owners completed the residential subdivision of the area.

The “Argyle” name now characterizes the broader area and contributes to an understanding of the history of the Argyle area. Through its association with the Argyle Land Company, the Argyle area is associated with many other Argyle namesakes in Canada.

The development of the former Clarke farm and the retention of the Clarke House at 1903 Avalon Street is important in understanding the development of the Argyle area. The relationship of the property to the Argyle Land Company, and the history of that company, has the potential to contribute to an understanding of how and why the Argyle area developed at the time and in the manner that it evolved.

### **Contextual Values**

John Clarke obtained the patent to the South Half Lot 5, Concession I of the former London Township in 1834 after completing payments to the Canada Company. Lot 5 is located at the northwest corner of the first concession road of the former London Township and the sideroad laid out between Lots 4 and 5. The first concession road is Dundas Street, also known as the Governor’s Road or Highway 2. It was an important transportation corridor in the early colonial history of the London area. Clarke House is sited with its primary façade oriented south, towards Dundas Street. This demonstrates its historical links of the property to the surrounding area that is significant in understanding the evolution of the former Clarke property. The subsequent subdivision and development of the land around the Clarke House has altered the relationship between the house and Dundas Street, however, the existing lot fabric allows the primary (south) façade of Clarke House to remain clearly oriented southerly towards Dundas Street. The stone gates at Clarke Road physically mark the property’s connection to Clarke Road, named for its historical associations with the Clarke family.

The property at 1903 Avalon Street is locally recognized as a landmark within the Argyle community.

### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- A unique example of a sympathetically evolved early brick farmhouse, as demonstrated by:
  - Form, scale, and massing of the one-and-a-half storey farmhouse
  - Siting of the farmhouse, on a rise of the property, with its primary (south) façade oriented towards Dundas Street
  - The modified common bond brick structure, including the foundation, noting that the exterior masonry was coated with a lime rendering and has been painted



- The strong symmetry of the original window openings and the original front doorway in the brick structure
- The five-bay south façade, articulated by two pairs of six-over-six wood windows to each side of a central entryway
- The front doorway that is recessed with panelled reveals and a central single leaf panelled wood door that is flanked by plain sidelights with dados below and a wood fanlight above in a Georgian-inspired style
- The sympathetically introduced trio of dormers on the south slope of the gable roof which feature wood six-over-six windows, replicating the style of the windows in the first storey
- The painted wood frieze, painted wood soffit, and painted wood bargeboard which articulates the restrained architectural details
- On the east elevation, the two wood six-over-six windows on the ground storey and the two wood six-over-six windows on the upper storey
- On the west elevation, the two wood six-over-six windows on the ground storey and the two wood six-over-six windows on the upper storey
- The small square wood window in the upper storey of the north elevation
- The inset chimney at the east end of the farmhouse, which was likely originally flanked by a matching chimney at the west end
- The robust stone front porch, with a stone balustrade of the porch and steps, and the stone pillars that support a painted wood frieze and a hipped roof. The round columns are believed to be a later alteration to the porch.
- The two stone pillars, marking the entry to the property from Clarke Road, articulating the contextual values of the Clarke House
- The detached garage structure is not considered to be a heritage attribute.

Bill No. 74  
2022

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

A by-law to designate 370 South Street (War Memorial Children's Hospital) to be of cultural heritage value or interest.

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

AND WHEREAS notice of intention to so designate the property known as 1903 Avalon Street has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 370 South Street, known as the War Memorial Children's Hospital, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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

**Legal Description**

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.

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

**Description of Property**

The War Memorial Children’s Hospital located at 370 South Street, is located on the north side of South Street, west of the intersection of Colborne Street. The property includes the War Memorial Children’s Hospital, a building associated with the former Victoria Hospital.

**Statement of Cultural Heritage Value or Interest**

Built between 1921-1922, the War Memorial Children’s Hospital on the Old Victoria Hospital Lands property is a representative example of the Neoclassical style, used in the design of a hospital building. The design expresses its commemorative function, including its wide main façade, as well as its main frontispiece inclusive of its framed entranceway, flagpole rising from the broken pediment, four tall pilasters, decorative urns, and triumphal wreaths. Additional design details including its rounded arch brick lintels, carved inscription reading “WAR MEMORIAL CHILDRENS HOSPITAL”; and entryways flanking the stone frontispiece with stone surround and Classical entablature with brackets and dentils all contribute to its architectural style and its representation of the Neoclassical architectural style in an institutional building.

The concentration of decorative stone design details included on the frontispiece of the War Memorial Children’s Hospital contribute to the expression and function of the building as commemorative building in its Neoclassical architectural style. As a result, the property displays a high degree of craftsmanship and artistic merit.

The War Memorial Children’s Hospital is historically associated with the commemorative measures and activities that were undertaken in London shortly after the end of the First World War. As a memorial hospital, extensive fund-raising efforts were undertaken and specific design elements were incorporated into the building to memorialize those who lost their lives during the First World War.

In addition, the London Municipal Chapter of the IODE was heavily involved in raising funds for the hospital as well as championing the pursuit of a memorial hospital for children.

Further, in 1951, the War Memorial Children’s Hospital was the first facility in the world to use the Cobalt-60 Beam Therapy Unit in the treatment of a cancer patient. The successful use of the Cobalt-60 Beam Therapy Unit allowed gamma rays to be focussed directly on cancer cells and initiated the use of more powerful radiation therapy that transformed cancer treatment.

The War Memorial Children’s Hospital demonstrates the work of the architectural firm of Watt & Blackwell, a prolific architectural partnership between John M. Watt and Victor J. Blackwell. Under this partnership, the firm designed several institutional and industrial buildings in the Neoclassical style, including the Ruggles Truck Company building, and the now-demolished Gartshore Nurses Residence. The War Memorial Children’s Hospital is one of the few remaining Neoclassical Revival institutional buildings designed by Watt & Blackwell in London.

The property played a key role on this portion of South Street as one of three structures in a “remarkably well integrated, unique, and handsome streetscape.” Although only two of the three structures now remain, the War Memorial Children’s Hospital located at the corner of South Street and Colborne Street is important in maintaining the character of this portion of South Street as the location of the Old Victoria Hospital in London.

The War Memorial Children's Hospital is visually and historically linked to its surroundings in that it is one of three remaining buildings on the Old Victoria Hospital Lands that convey the historic connection to the former medical uses of the property. As a children's hospital, the property is historically connected to the Old Victoria Hospital, and it is visually connected with the two other remaining structures within the area, the Health Services Building and the Colborne Building. Formerly, the War Memorial Children's Hospital also had functional connections to the Health Services Building and the Colborne Building through their shared functioning in the overall operation of the Old Victoria Hospital.

The War Memorial Children's Hospital is one of three remaining hospital buildings associated with the Old Victoria Hospital, and is locally recognized as a landmark in London.

### **Heritage Attributes**

The heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The form, scale, and massing of the three-storey War Memorial Children's Hospital and its details including:
  - High, ashlar stone foundation, consisting of five courses of ashlar-cut stone, with the top two courses slightly projecting;
  - Flat roof;
  - Red tapestry brick exterior cladding;
  - Elaborate frontispiece on the South Street facade including:
    - Elevated main entry set in ashlar stone, framed by pilasters with Classical entablature;
    - Stone facing of the first storey;
    - Broken pediment constructed of stone over the main doorway;
    - Entablature detailing;
    - Four tall pilasters rising above the first storey entranceway;
    - Four three-foot tall garlanded urns;
    - Triumphal wreaths carved into the stone blind transoms of second floor windows;
    - Blind stone balustrade of the parapet;
    - Rounded arch brick lintels above second storey windows with stone keystones;
    - Carved inscription reading , "WAR MEMORIAL CHILDRENS HOSPITAL" in the stone entablature, flanked by decorative stone poppies;
  - Metal cornice and stringcourse;
  - Sash-style wood windows with four-light transoms throughout the building; the sash windows in the frontispiece are eight-over-eight divided light windows and the remainder of the windows in the War Memorial Children's Hospital are undivided sash windows;
  - Secondary entryways, flanking the frontispiece, with stone surround and Classical entablature with brackets and dentils;
  - Pavilion-style wings at the east and west ends of the War Memorial Children's Hospital building with broad window openings set between pilaster-like brick-clad structural members and a strong metal cornice at its cap;
  - Soldier course brick lintels above first, second, and third storey windows
  - Setback of the building on the property;
- Spatial relationship with the Health Services Building and the Colborne Building
- Interior heritage attributes including:
  - Terrazzo flooring in the mail hall corridors.

Bill No. 75  
2022

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

A by-law to permit Blue Vesta Inc. to maintain and use a boulevard parking area upon the road allowance for 26 Sterling Street, City of London.

WHEREAS Blue Vesta Inc. (the "Owner") represents that they are the registered owners of certain lands and premises in the City of London, in the County of Middlesex, known municipally as 26 Sterling Street, in the said City of London, County of Middlesex, and which are more particularly described in the boulevard parking agreement attached hereto as Schedule "A" (the "said lands");

AND WHEREAS the Owner has petitioned the Municipal Council of The Corporation of the City of London for permission to use a portion of the City-owned road allowance which abuts the said lands as a boulevard parking area (the "said parking area") for the purpose of parking motor vehicles;

AND WHEREAS the Municipal Council of The Corporation of the City of London has approved the entering into of a Boulevard Parking Agreement (the "said Agreement") with the Owner relating to the use of the said parking area;

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

1. The said Agreement attached hereto as Schedule "A" of this by-law is authorized and approved.
2. The Mayor and the City Clerk are authorized and directed to execute the attached Agreement on behalf of The Corporation of the City of London and to cause the seal of the Corporation to be affixed thereon.
3. The City Clerk is authorized upon the receipt of the required registration fee from the Owner and upon the authorization of the Site Plan Administrator for The Corporation of the City of London to register this by-law in the Land Registry Office for the Land Titles Division of Middlesex No. 33.
4. Nothing in this by-law limits the covenants and agreements between the parties to the said Agreement.
5. This by-law comes into force and effect on the day it is passed.

PASSED in open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Sculthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

## Schedule "A"

THIS AGREEMENT made in duplicate this 14<sup>th</sup> day of January, 2022  
BETWEEN

THE CORPORATION OF THE CITY OF LONDON  
(hereinafter called "the Corporation")

OF THE FIRST PART

AND **BLUE VESTA INC**  
(hereinafter called "the Owner")

OF THE SECOND PART

WHEREAS by section 11(1) of the *Municipal Act 2001*, as amended, the Corporation is authorized and empowered to pass by-laws for leasing or licensing the use of untravelled portions of highways, under the jurisdiction of the council, except highways that are extensions or connecting links of the King's Highway;

AND WHEREAS the Owner represents that it is the registered owner of certain lands and premises in the City of London, in the County of Middlesex, known municipally as, **26 Sterling Street** in the City of London, County of Middlesex, and being more particularly described in Schedule "A" attached hereto;

AND WHEREAS the Owner has petitioned the Municipal Council of the Corporation for permission to use, for the purpose of parking motor vehicles, the lands and premises as shown on the parking plan attached hereto as Schedule "B", hereinafter called "the Premises" being part of the untravelled portion of the highway adjacent to **26 Sterling Street** in the City of London on the terms and conditions as set out in this Agreement;

NOW THEREFORE THIS AGREEMENT witnesseth that in consideration of the premises and the sum of TWO DOLLARS (\$2.00) of lawful money of Canada, now paid by the Owner to the Corporation, the receipt whereof is hereby acknowledged, the Owner covenants and agrees with the City to do and perform, at its expense the following matters and things:

1. The Corporation agrees to allow the Owner, at the Owner's sole expense, to construct, maintain, repair and use in accordance with the terms of this Agreement a parking area on the Premises as set out in Schedule "B" attached.
2. The Owner shall pay all applicable realty taxes assessed against the parking area constructed on the Premises on or before the City of London tax instalment due date(s).
3. The Owner shall ensure that the parking area is constructed on the Premises in accordance with the approved parking plan attached as Schedule "B" and shall obtain approval from the City Engineer for the Corporation for a curb cut, if required.
4. All terms and conditions of this Agreement and all works to be carried out on the Premises shall be completed within one hundred and eighty days (180) days from the date of this Agreement or by such other date as may be specified in writing by the Corporation.
5. The Owner shall, at its expense, maintain the parking area on the Premises in accordance with the plan as set out in Schedule "B" and shall make no alterations or additions to the parking area on the Premises without the written approval of the Corporation which approval may not be unreasonably withheld.
6. The Owner covenants:
  - (a) to use the Premises solely for the purpose of parking motor vehicles and the parking must be accessory to an abutting legal residential use;
  - (b) to remove from the Premises, upon receiving written notice from the Corporation, any inoperable, unserviceable or incapacitated motor vehicles;
  - (c) not to permit nor to undertake the repair or servicing of motor vehicles on the Premises;
  - (d) to keep the Premises free from dust, papers and rubbish of any kind;

- (e) to use the Premises in a proper and orderly manner and not to permit anything to be done upon the Premises which is in violation of any by-law of the Corporation in force during the time of this Agreement or which may create a nuisance or be objectionable;
- (f) not to use the parking area constructed on the Premises to accommodate a vehicle with dimensions in excess of the following:

length	-	6.0 meters (20.0 feet)
width	-	2.4 meters (7.9 feet)
height	-	2.4 meters (7.9 feet)

or to accommodate any other vehicle which is deemed by City Council to be unacceptable; and

- (g) not to use the Premises for the storage of any materials.
  - (h) that the parking area constructed on the Premises shall not encroach onto adjacent properties.
7. The Owner acknowledges and agrees that the parking area constructed on the Premises is solely for the use and enjoyment of the resident or occupant of the Owner's lands as set out in Schedule "B".
  8. The Owner shall, at all times, indemnify and save harmless the Corporation of and from all loss, costs and damages which the Corporation may suffer, be at or be put to, for or by reason or on account of any matter or thing which may occur, be done or arise by reason of the use of the Premises or of any other property of the Corporation to gain ingress to or egress from the parking area or anything which may be done thereon or which may be neglected to be done thereon by the Owner, his agents, servants, or others.
  9. The Owner shall, throughout the term of this Agreement, at its own expense obtain and maintain and provide the Corporation with evidence of comprehensive general liability insurance for an amount not less than Two Million (\$2,000,000) dollars or such greater amount as the Corporation may advise is required and shall include the Corporation as an additional insured with respect to the Owner's obligations under this Agreement. The above-mentioned insurance will not be cancelled or permitted to lapse unless the Owner's insurer notifies the Corporation in writing at least thirty (30) days prior to the date of cancellation or expiry. The Owner will provide that evidence of such insurance shall be delivered to the Corporation promptly upon request.
  10. This Agreement may be terminated by either party upon sixty (60) days notice in writing and such notice having been given, this Agreement and all of the conditions, covenants and provisos herein shall cease on the day set out in the said notice.
  11. On termination of this Agreement for any reason, including but not limited to default, the Owner shall, within ninety (90) days therefrom, remove from the Premises all works associated with the parking area and restore, at its own expense, the Premises in a manner and to a condition satisfactory to the City Engineer which may include, but not be limited to, the restoration of the boulevard to grass and the construction of curbs to prevent ingress to or egress from the Premises.
  12. Notwithstanding anything contained herein, the Corporation shall have the right of free, uninterrupted and unobstructed access at all times to the Premises for the purpose of inspecting the facilities, works and matters, and for the purpose of installing and maintaining services and utilities and the Corporation shall only be liable to restore the premises to the approximate condition in which it existed at the time of each any every entry upon the premises.
  13. Any notice by the City to the Owner shall be effectually given by personal service upon or by first class registered mail to the Owner at the address shown on the last returned assessment roll as updated from time to time as to any change in ownership received in writing by the City Clerk, and every such notice shall be deemed to be given upon the day it was personally served or so mailed.
  14. It is intended that all provisions of this Agreement shall be fully binding and effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be invalid or unenforceable for any reason whatever, then the particular provision or provisions or

part of the provision shall be deemed to be severed from the remainder of this Agreement and all other provisions shall remain in full force and effect.

- 15. This Agreement shall be binding upon the Owner, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the said lands from time to time and "Owner" wherever used in this Agreement is intended and shall be construed to include such subsequent owners and occupiers.

IN WITNESSETH WHEREOF the Owner has hereunto set its hand and seal, or caused to be affixed its corporate seal duly attested by the hands of its proper signing officers, as the case may be, and the Corporation has caused to be affixed its corporate seal duly attested by the hands of its proper signing officers.

SIGNED, SEALED AND DELIVERED

**BLUE VESTA INC**

I/We have the authority to bind the Corporation

per:

\_\_\_\_\_

Signature(s)

\_\_\_\_\_

Name(s) (Please print)

\_\_\_\_\_

Title(s) (Please print)

**THE CORPORATION OF THE CITY OF LONDON**

\_\_\_\_\_

Ed Holder, Mayor

\_\_\_\_\_

Michael Schulthess, City Clerk



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, lying, being and situate on PART LOT 86 PLAN 423 AS IN EL41180; "DESCRIPTION IN EL41180 MAY NOT BE ACCEPTABLE IN FUTURE"; LONDON/LONDON TOWNSHIP

SCHEDULE "B"

Bill No. 76  
2022

By-law No. W.-5660( )-\_\_

A by-law to amend by-law No. W.-5660-92  
entitled, "A by-law to authorize project  
TS180519 – TIMMS-PTIS – Transportation  
Intelligence Mobility Management System"

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.-5660-92 passed on March 24, 2020, to authorize an increase in the net amount of monies to be debentured for "Project TS180519 – TIMMS-PTIS – Transportation Intelligence Mobility Management System";

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 \$62,840.00 from \$125,680.00 to \$188,520.00
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

Bill No. 77  
2022

By-law No. W.- \_\_\_\_\_ - \_\_\_\_

A by-law to authorize the Road Network  
Improvements (Main) - Project No. TS144620.

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. The "Road Network Improvements (Main) Project No. TS144620" is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$881,238.00
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

Bill No. 78  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1761 Wonderland Road North.

WHEREAS Landea Developments Inc. have applied to remove the holding provision from the zoning for the lands located at 1761 Wonderland Road North, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1761 Wonderland Road North, as shown on the attached map, to remove the h-17 and h-103 holding provision so that the zoning of the lands as a Neighbourhood Shopping Area Special Provision NSA5(5) and NSA3 Bonus Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

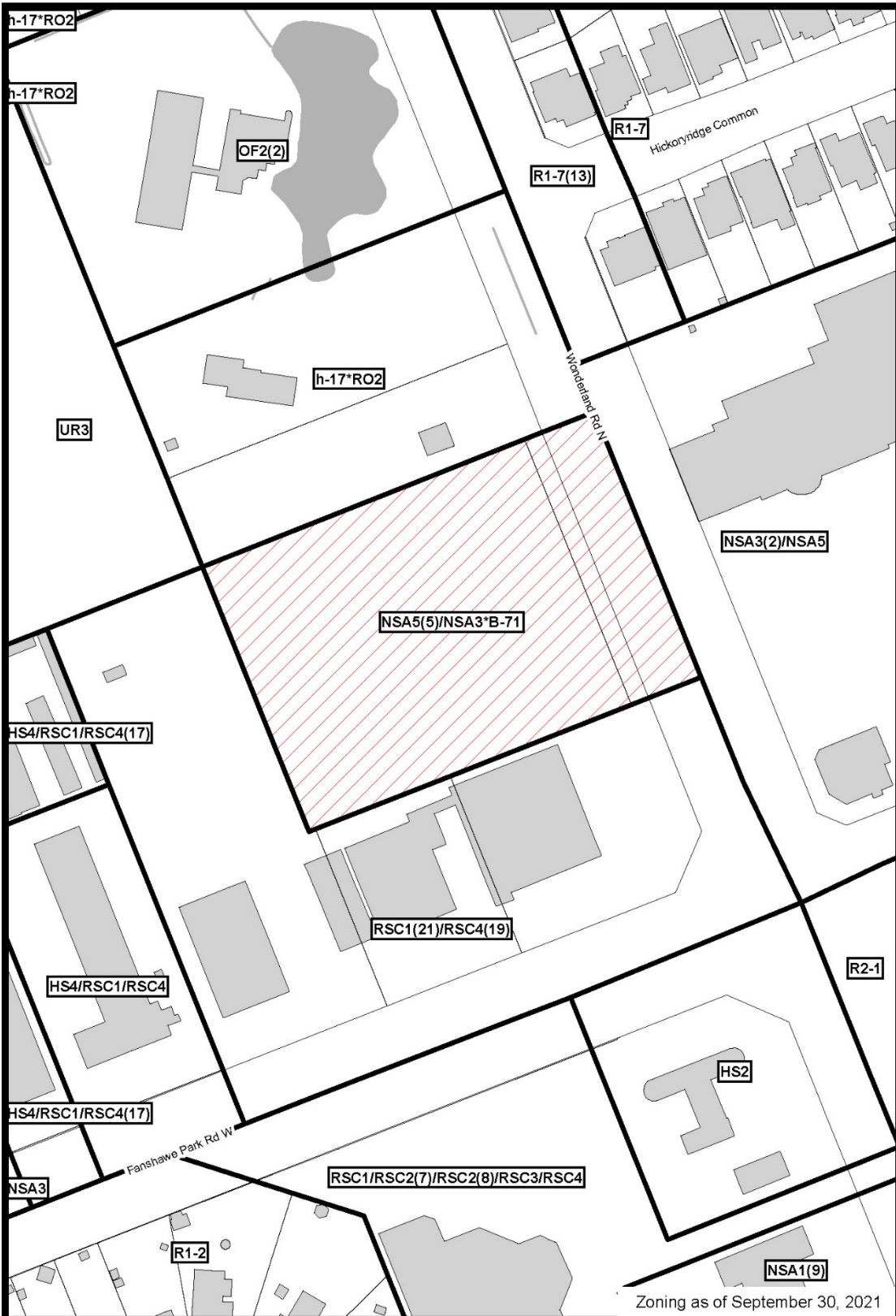
PASSED in Open Council on January 25, 2022


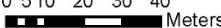

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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



<p>File Number: H-9407                  Planner: AC                  Date Prepared: 2021/10/15                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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Geodatabase



Bill No. 79  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning of lands located at 1150 Fanshawe Park Road East.

WHEREAS Stackhouse Developments (London) Inc. has applied to remove the holding provisions from the zoning for lands located at 1150 Fanshawe Park Road East, as shown on the map attached to this by-law, as set out below;

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

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1150 Fanshawe Park Road East, as shown on the attached map, comprising part of Key Map No. 103 to remove the holding provisions so that the zoning of the lands as a Restricted Office/Convenience Commercial/Residential R8 Special Provision (RO2/CC5(1)/R8-4(60)/B-70) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on January 25, 2022

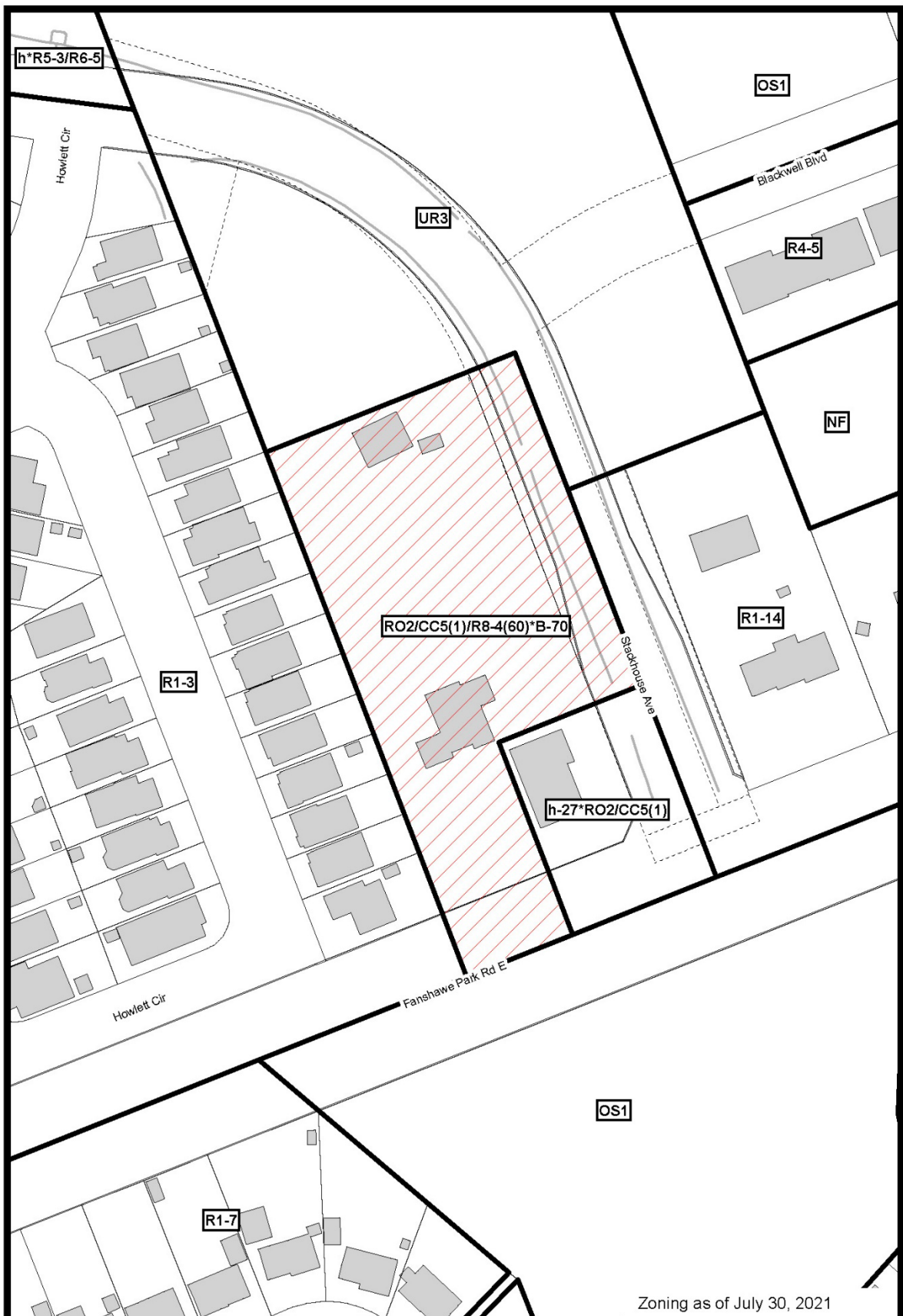
Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022



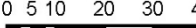
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



**File Number: H-9393**  
**Planner: SM**  
**Date Prepared: 2021/08/13**  
**Technician: rc**  
**By-Law No: Z.-1-**

**SUBJECT SITE** 

**1:1,250**

0 5 10 20 30 40  
 Meters



Bill No. 80  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3924 Colonel Talbot Road.

WHEREAS Ironstone has applied to remove the holding provision from the zoning for the lands located at 3924 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

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

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 3924 Colonel Talbot Road, as shown on the attached map, comprising part of Key Map No. 110 to remove the holding provisions so that the zoning of the lands as a Residential R1/Residential R1 Special Provision/ Residential R4 Special Provision/Residential R6 (R1-3(7)) and (R1-3/R4-6(16)/R6-5) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022



Bill No. 81  
2022

By-law No. Z.-1-222

A bylaw to amend By-law No. Z.-1 to rezone lands located at 1389 Commissioners Road East (Summerside Subdivision – Phase 17).

WHEREAS the Corporation of the City of London has applied to rezone lands located at 1389 Commissioners Road East (Summerside Subdivision – Phase 17), as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1389 Commissioners Road East (Summerside Subdivision – Phase 17), as shown on the attached map, FROM a Residential R1 (R1-3) Zone TO a Residential R1 (R1-2) Zone.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 25, 2022

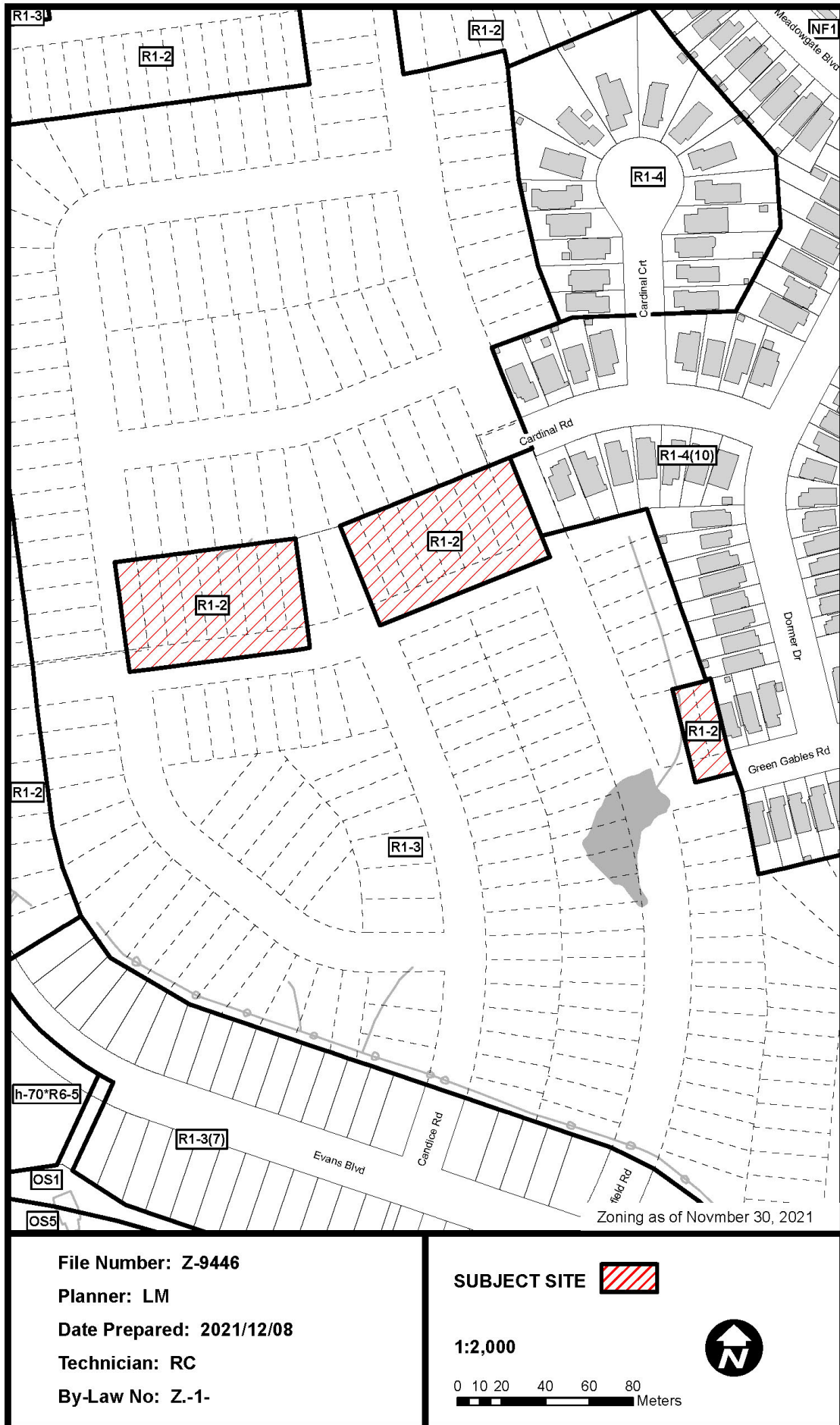
Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022



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



Bill No. 82  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 150 King Edward Avenue.

WHEREAS 1767289 Ontario Inc. has applied to rezone an area of land located at 150 King Edward Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 150 King Edward Avenue, as shown on the attached map comprising part of Key Map No. A108 from Neighbourhood Shopping Area (NSA1) Zone to a Neighbourhood Shopping Area Special Provision (NSA3(\_)) Zone and a Residential R6 Special Provision (R6-5(\_)) Zone.
- 2) Section Number 23.4 of the Neighbourhood Shopping Area (NSA3) Zone is amended by adding the following Special Provision:

) NSA3( ) 150 King Edward Avenue

a) Regulations

i) Lot Depth (Minimum)	36.0 metres (118.11 feet)
ii) Front Yard Depth (Minimum)	1.0 metres (3.28 feet)
iii) Front Yard Depth (Maximum)	3.0 metres (9.84 feet)
iv) Interior Side Yard Setback (south) (Minimum)	5.0 metres (16.40 feet)
v) Height (Maximum)	11.0 metres (36.09 feet)
vi) Parking Spaces (Minimum)	48 spaces
vii) Density (Maximum)	85 units per hectare

- 3) Section Number 10.4 of the Residential (R6-5) Zone is amended by adding the following Special Provision:

) R6-5( ) 150 King Edward Avenue

a) Regulations

i) Front Yard Setback (Minimum)	4.5 metres (14.76 feet)
ii) Density (Maximum)	70 units per hectare

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.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

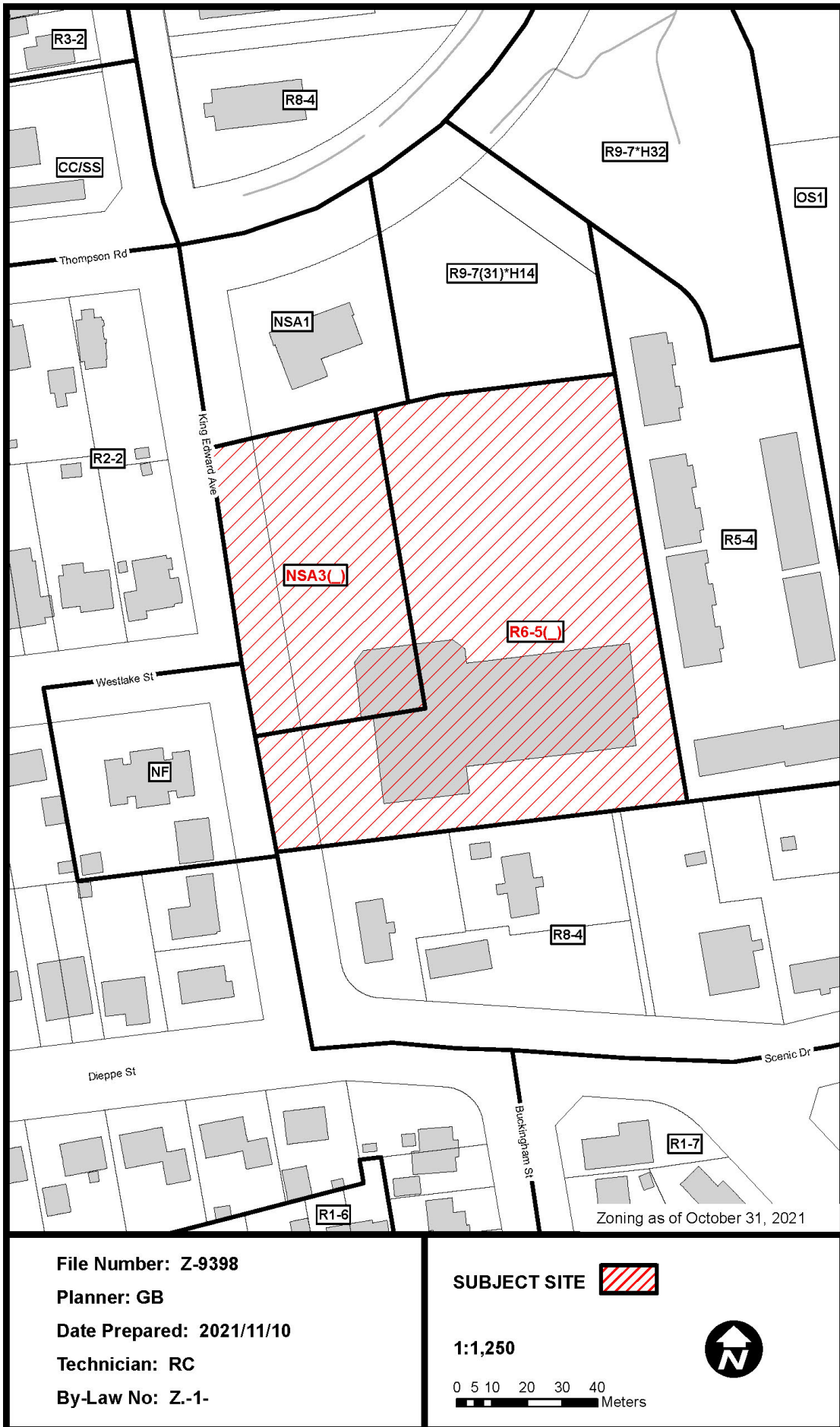
PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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





Bill No. 83  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone an area of land located at part of 100 Kellogg Lane.

WHEREAS E & E McLaughlin Ltd. has applied to rezone an area of land located at 100 Kellogg Lane, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Section Number 25.4 of the Business District Commercial (BDC2) Zone is amended by repealing the existing Business District Commercial Special Provision (BDC2(12)) Zone and replacing it with the following:
  - ) BDC2(12) 100 Kellogg Lane
    - a) Additional Permitted Uses
      - i) Self-Storage Establishments (restricted to basement floor of the existing building)
      - ii) Place of Entertainment
      - iii) Amusement Game Establishments
    - b) Regulations
      - i) Height 15 metres (49.21 feet)  
(Maximum)
      - ii) Notwithstanding the provisions of Section 4.19(10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
      - iii) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building), in combination with the Office uses permitted in the LI1(18) zone on 100 Kellogg Lane.
      - iv) A maximum Gross Floor Area of 2,200m<sup>2</sup> (23,680ft<sup>2</sup>) shall be permitted for individual Places of Entertainment and Amusement Game Establishments.
      - v) Notwithstanding the provisions of Section 4.18 2) of Zoning By-law No. Z.-1, outdoor patios may be permitted in any yard, at or above grade, but shall be located a minimum of 65 metres from lands owned by the Canadian National Railway.

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.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

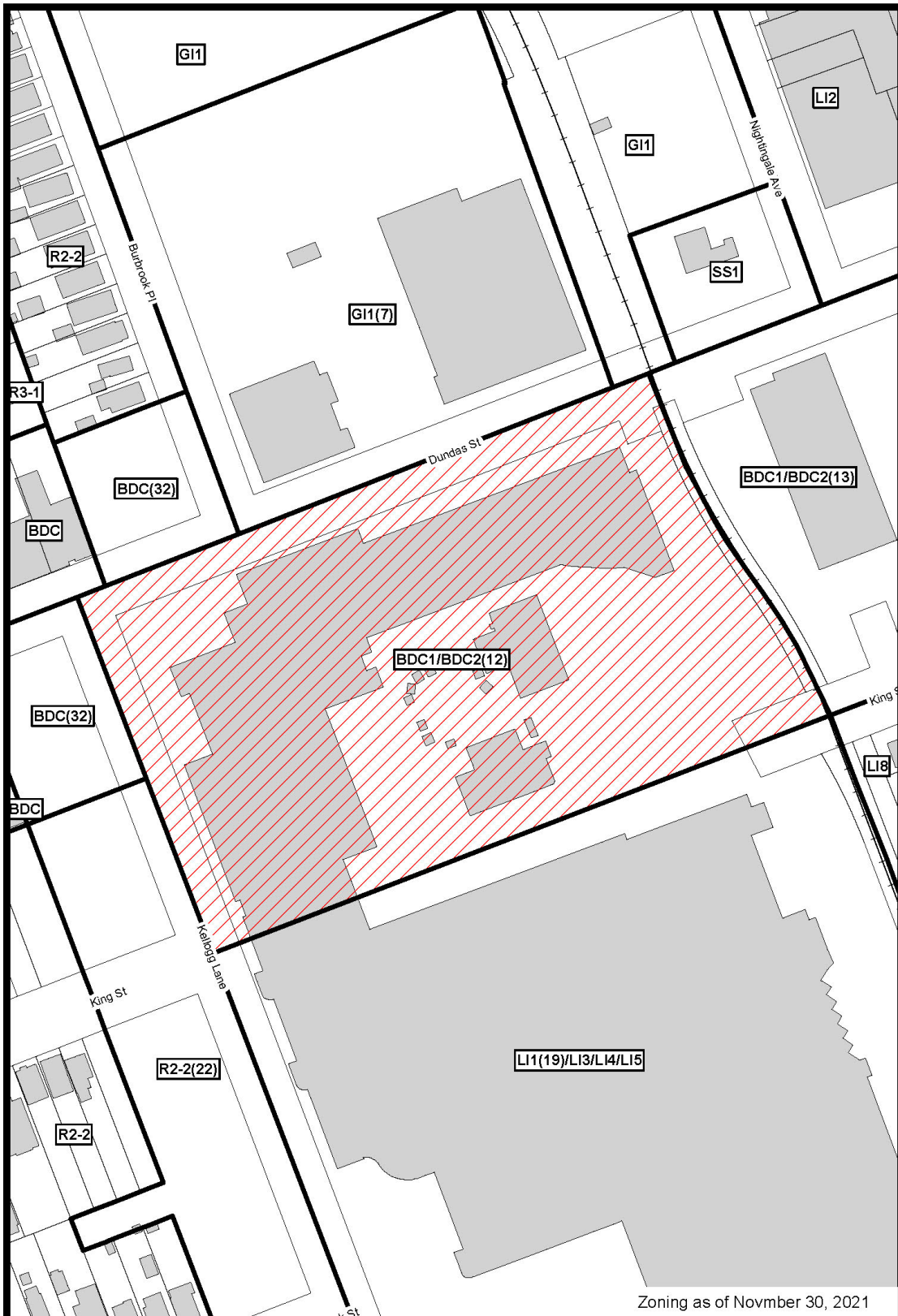
PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

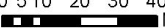
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9408  
 Planner: BD  
 Date Prepared: 2022/01/12  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters



Geodatabase

Bill No. 84  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1140 Sunningdale Road East.

WHEREAS 2839069 Ontario Inc. c/o Royal Premier Homes has applied to rezone an area of land located at 1140 Sunningdale Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable the lands located at 1140 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A103, from a Convenience Commercial Special Provision (CC(14)) Zone to a compound Convenience Commercial Special Provision/Residential R8 Special Provision Bonus Zone (CC4(\_)/R8-4(\_))•H16•B-(\_)) Zone.
- 2) Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC4(_)	1140 Sunningdale Road East	
a)	Additional Permitted Use:	
	i)	Florist Shop, restricted to a location within an apartment building and without a drive-through facility
b)	Regulations:	
	i)	Gross Floor Area for all permitted commercial uses (maximum) 250 square metres (2,691 square feet)
	ii)	Parking for all permitted commercial uses (minimum) 1 space/25 square metres (269 square feet)

- 3) Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provision:

R8-4(_)	1140 Sunningdale Road East	
a)	Regulations:	
	i)	Front Yard Depth (minimum) 22.0 metres (72.2 feet) as measured from the front lot line existing on the date of passing this by-law
	ii)	Interior Side Yard Depth (East) (minimum) 3.0 metres (9.8 feet)
	iii)	Interior Side Yard Depth (West) (minimum) 1.0 metre (3.2 feet) per 1.0 metre (3.2 feet) of main building height or fraction thereof above 3.0 metres

(9.8 feet), but in no case less than 7.5 metres (24.6 feet)

- iv) Read Yard Depth (minimum) 1.0 metre (3.2 feet) per 1.0 metre (3.2 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 7.5 metres (24.6 feet)
- v) Location of Underground Parking Ramp (minimum) 3.0 metres (9.8 feet) to all lot lines.
- vi) Height (maximum) 16.0 metres (52.5 feet) or 4-storeys, whichever is less.

4) Section Number 4.3 (Bonus Zones) of the General Provisions is amended by adding the following Site-Specific Bonus Provision:

4.3 B-( ) 1140 Sunningdale Road East

The bonus zone shall be implemented through a mixed-use apartment building with a maximum density of 100 units per hectare, in general conformity with the Site Plan, Elevations, and Renderings attached as Schedule “1” to the amending by-law; and provides for the following:

- 1) Exceptional Site and Building Design
  - i. A building placement that is street-oriented and which reinforces the existing window-street context along Sunningdale Road East to provide for continuity of the built street-wall.
  - ii. The provision of a pedestrian walkway across the front of the subject lands that functions as a continuation of the city sidewalk located west of the subject lands on the north side of Pleasantview Drive and connecting to the city sidewalk located east of the subject lands on the north side of Sunningdale Road East.
  - iii. The provision of yard depths along all edges of the proposed development to accommodate a landscaped buffer able to support tree growth and screen the proposed development from adjacent residential uses.
  - iv. The provision of enhanced landscaping along Sunningdale Road East to screen any surface parking areas located in the front yard from the city-owned boulevard.
  - v. A well pronounced, street-oriented principal building entrance for residential uses
  - vi. A well pronounced, street-oriented unit entrance for commercial uses with large expanses of clear glazing, a wrap around canopy and signage.
  - vii. Individual ground-floor residential unit access and private individual courtyards on the street-facing (south) elevation.
  - viii. Inset balconies to screen views to the existing single detached dwellings to the west.
  - ix. A high-level of articulation and architectural detailing on the street-facing front facade for visual interest.

- 2) A minimum of 80% of the required parking spaces provided underground.
- 3) A minimum of 5% of the required parking spaces fitted with electric vehicle charging stations
- 4) Provision of Affordable Housing
  - i. A total of two (2) 1-bedroom units will be provided for affordable housing.
  - ii. Rents not exceeding 80% of the Average Market Rent for the London Census Metropolitan Area as determined by the Canadian Mortgage and Housing Corporation at the time of building occupancy.
  - iii. The duration of affordability set at 50 years from the point of initial occupancy.
  - iv. The proponent is to enter into a Tenant Placement Agreement with the Corporation of the City of London to align the affordable units with priority populations.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

- |    |   |                         |
|----|---|-------------------------|
| a) | Regulations:  |                         |
|    | vii) Density:<br>(maximum)                            | 100 units per hectare   |
|    | viii) Interior Side Yard<br>Depth (West)<br>(minimum) | 12.5 metres (41.0 feet) |
|    | ix) Rear Yard Depth<br>(minimum)                      | 13.5 metres (44.2 feet) |

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.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

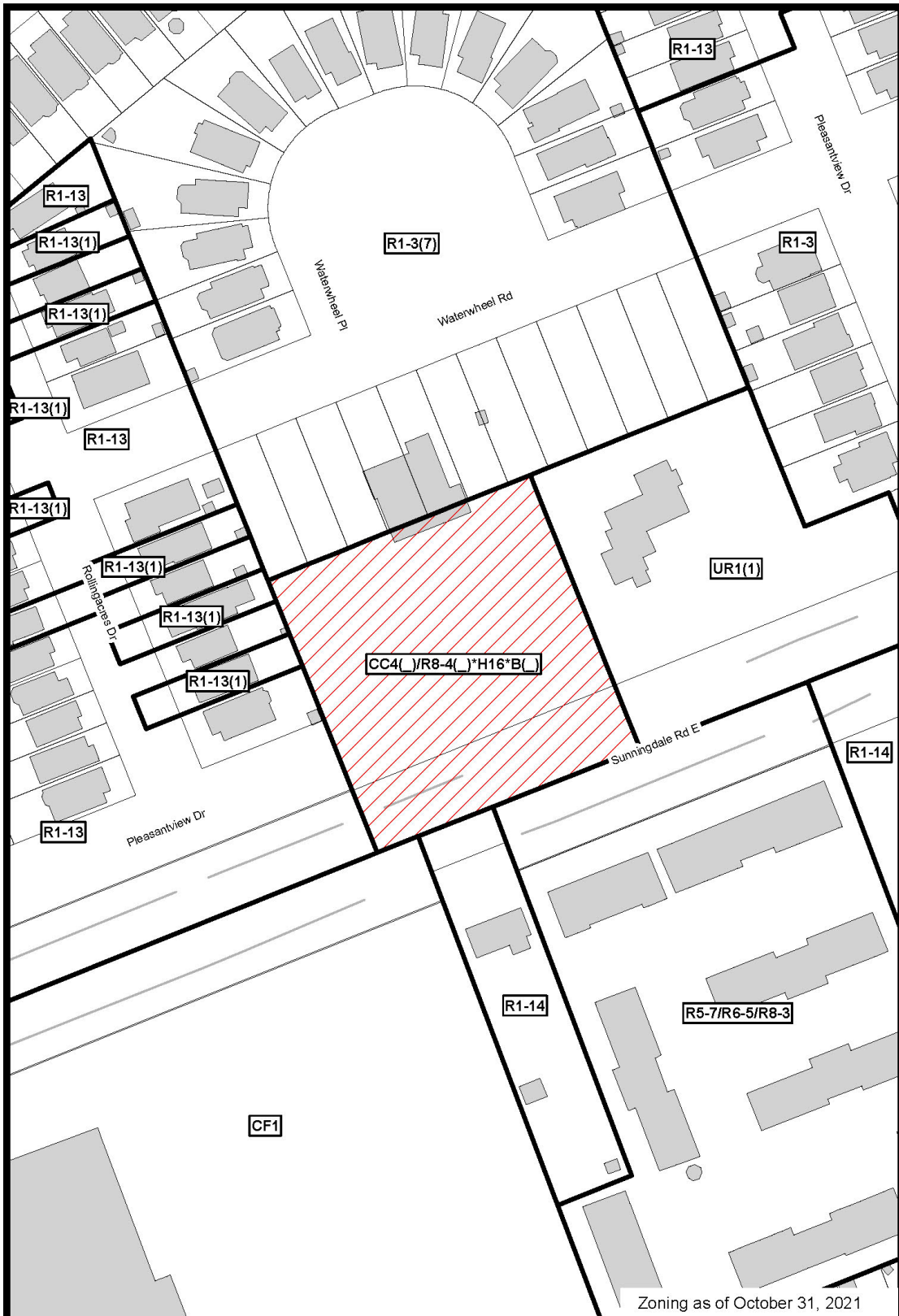
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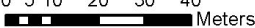

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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



<p>File Number: Z-9405                  Planner: MC                  Date Prepared: 2021/11/25                  Technician: RC                  By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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Geodatabase



# Schedule "1"

ALSO FROM LUTUM INC HOLD THE FOLLOWING THE COPY RIGHT AND OWNERSHIP OF THE DESIGN AND ALL THE FEATURES OF THE BUILDING AS SHOWN ON THIS PLAN, AND ANY VARIATION THEREOF, IS RESERVED FOR ANY OF THE PROJECT, SOLD OR BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

20-056 RPH - SUNNINGDALE RD E

1140 Sunningdale RD E

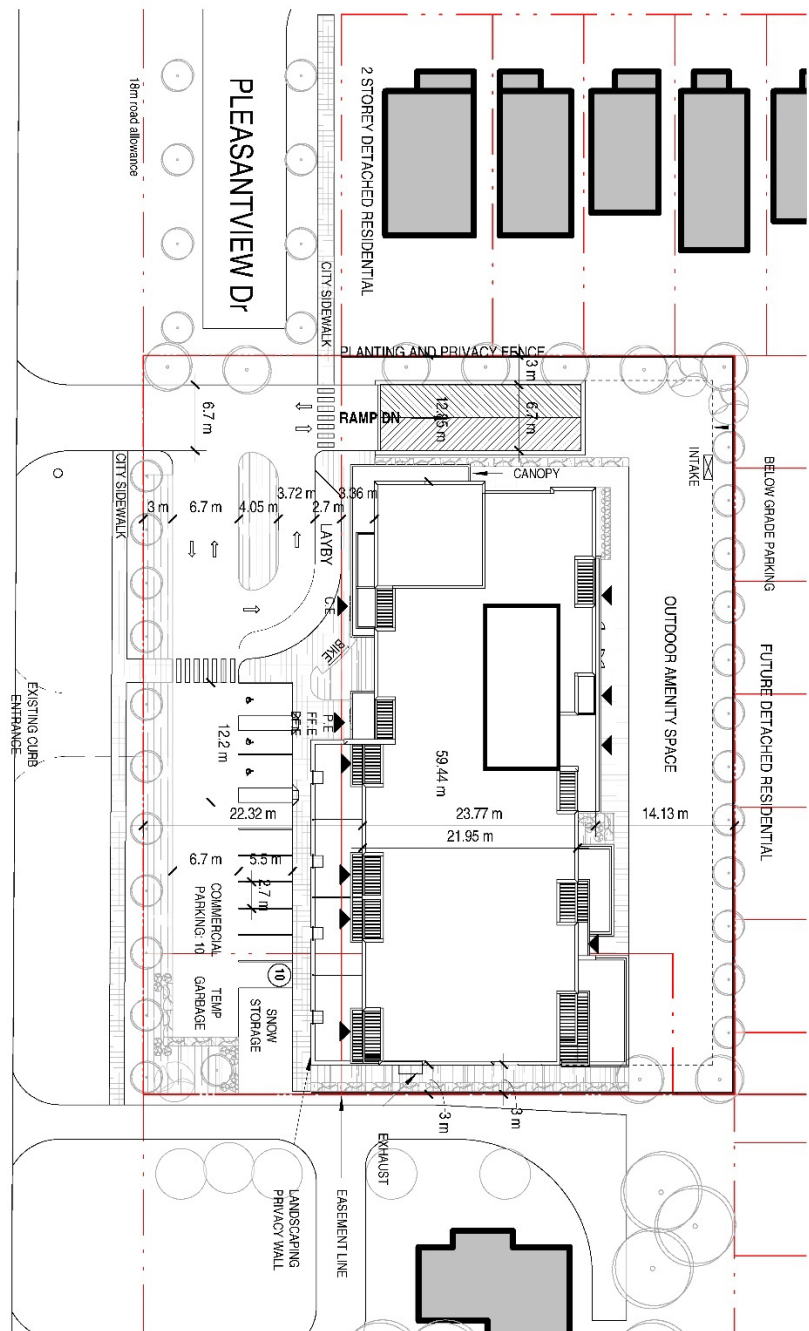
Site Plan

2021-11-04 SD-1.1

ARCHITECTURE

**Zedd**

Scale: 1" = 40'-0"



## Site Development Stats

1140 Sunningdale RD E, London, Ontario

R8-4 ZONE

ITEM	EXISTING	PROPOSED
1 ZONE - PROPOSED BUILDING PERMITTED USES	Apartment Buildings	Mixed-use Building*
2 LOT AREA (MINIMUM)	1000sqm (min)	4,534sqm
3 LOT FRONTAGE (MINIMUM)	30m (min)	75.28m
4 FRONT YARD SETBACK (MINIMUM)	6m+1m per 10m above first 3m (7.11m)	22.32m
5 EXTERIOR SIDEYARD SETBACK (MINIMUM)	n/a	n/a
6 REAR YARD DEPTH (MINIMUM)	1.2m per 3m above first 3m (4.46m)	14.13m
7 INTERIOR SIDEYARD DEPTH (MINIMUM)	1.2m per 3m above first 3m (4.46m)	12.85m (west) 3m (east)*
8 LANDSCAPE OPEN SPACE (% MINIMUM)	30%	2,243sqm (49%)
9 COVERAGE (% MINIMUM)	40%	1,225sqm (27%)
10 HEIGHT (M/MAXIMUM)	13m	15.7m*
11 DENSITY (UPH MAXIMUM)	75 uph	42 units 250sqm commercial 100 uph* 250sqm*
12 COMMERCIAL ALLOWABLE (SQM MAXIMUM)	n/a	250sqm*
13 COMMERCIAL PARKING	17	10*
14 RESIDENTIAL PARKING	11.25 per unit (53 req)	64
15 RESIDENTIAL BIKE PARKING	1.0, 75 per unit	32 spaces

\* - REQUIRES SPECIAL PROVISION

**NOTE:**

- BIKE PARKING LOCATED BELOW GRADE
- GARAGE WILL BE STORED IN GARAGE ROOM, AND BROUGHT OUTSIDE TO TEMPORARY HOLDING AREA ON PICKUP DAYS

**STATS:**

- BUILDING AREA: 13,185 sqft (1,225 sqm)
- GROSS FLOOR AREA: 49,185 sqft (4,565sqm)
- TOTAL UNITS: 42 UNITS
- TOTAL COMMERCIAL: 250 SQM
- TOTAL RESIDENTIAL: 84 RESIDENTIAL
- TOTAL PARKING: 10 COMMERCIAL
- 74 TOTAL



ZEDD ARCHITECTURE INC. 1115 BROADWAY, 11TH FLOOR, NEW YORK, NY 10019. TEL: 212-512-1000. WWW.ZEDDARCHITECTURE.COM



ALUMINUM STOREFRONT GLASSING

COMMERCIAL ENTRANCE

RESIDENTIAL ENTRANCE

BRICK - WHITE LANDSCAPE WALL WITH WOOD FENCE SLATS

GLASS GUARD  
BRICK - WHITE

STEEL SIDING

ALUMINUM CLAD TRELLIS WOOD PANEL

BRICK - DARK

WOOD PANEL

- MP Roof 56'-0"
- Roof 45'-6"
- Level 4 34'-0"
- Level 3 23'-6"
- Level 2 13'-0"
- Level 1 0.00 m
- Level P1 -10'-0"

## SOUTH ELEVATION - SUNNINGDALE

Scale : 1/16" = 1'-0"

20-056 RPH - SUNNINGDALE RD E

1140 Sunningdale RD E

Elevations - South - Sunningdale

2021-11-04

SD-3.1





ZEDD ARCHITECTURE INC. IS PROVIDING THE SERVICES OF ARCHITECTURE AND DESIGN SERVICES AS AN EXCLUSIVE PROPERTY AND AS A NOT-BE-BOUND BY CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.



**NORTH ELEVATION**

Scale: 1/16" = 1'-0"

20-056 RPH - SUNNINGDALE RD E

1140 Sunningdale RD E

Elevations - North

2021-11-04

SD-3.3

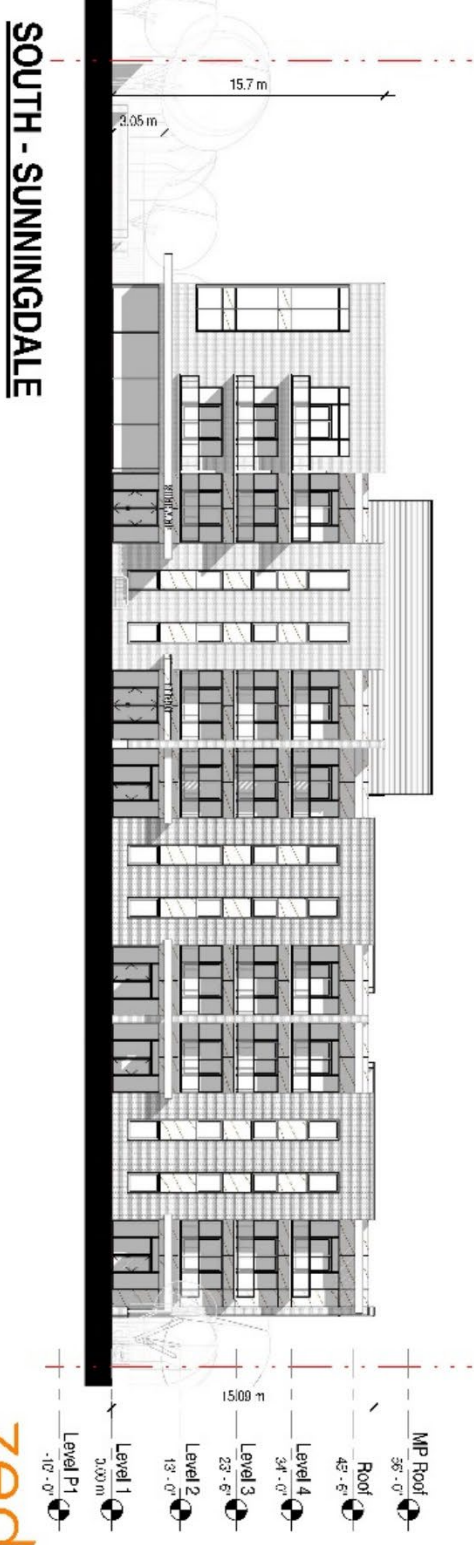
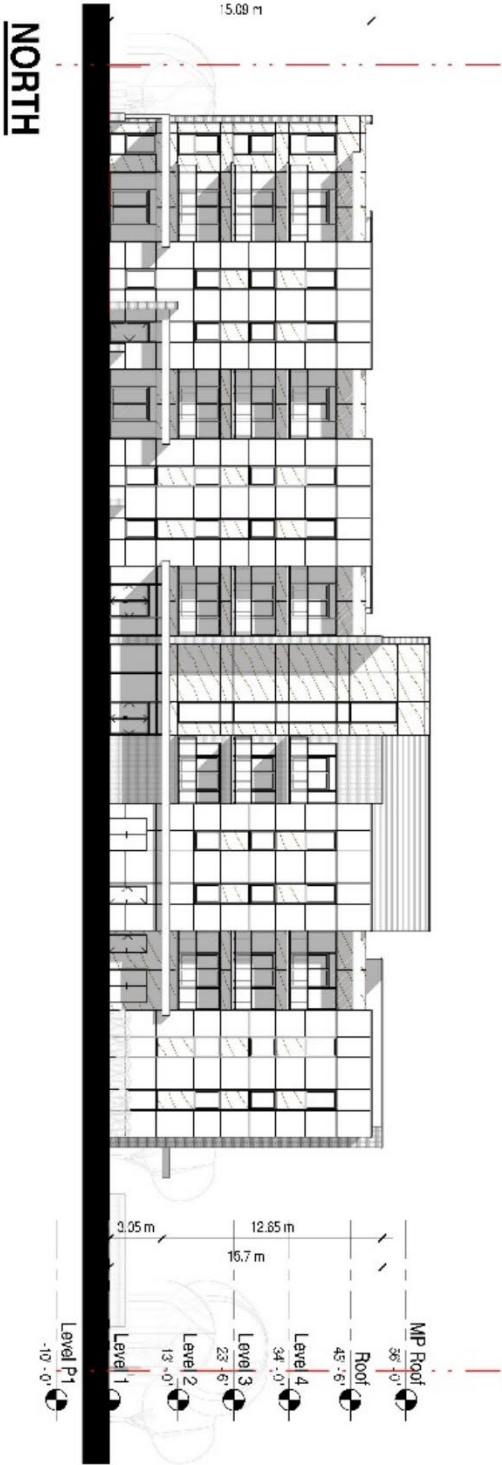
**Zedd**  
ARCHITECTURE

Zedd Architecture Inc. 10000 16th Ave S, Suite 200, Burnaby, BC V3J 3R1  
Tel: 604-291-1111 | Fax: 604-291-1112 | www.zeddarch.com

- MP Roof 58'-0"
- Roof 45'-6"
- Level 4 34'-0"
- Level 3 23'-6"
- Level 2 13'-0"
- Level 1 0.00 m
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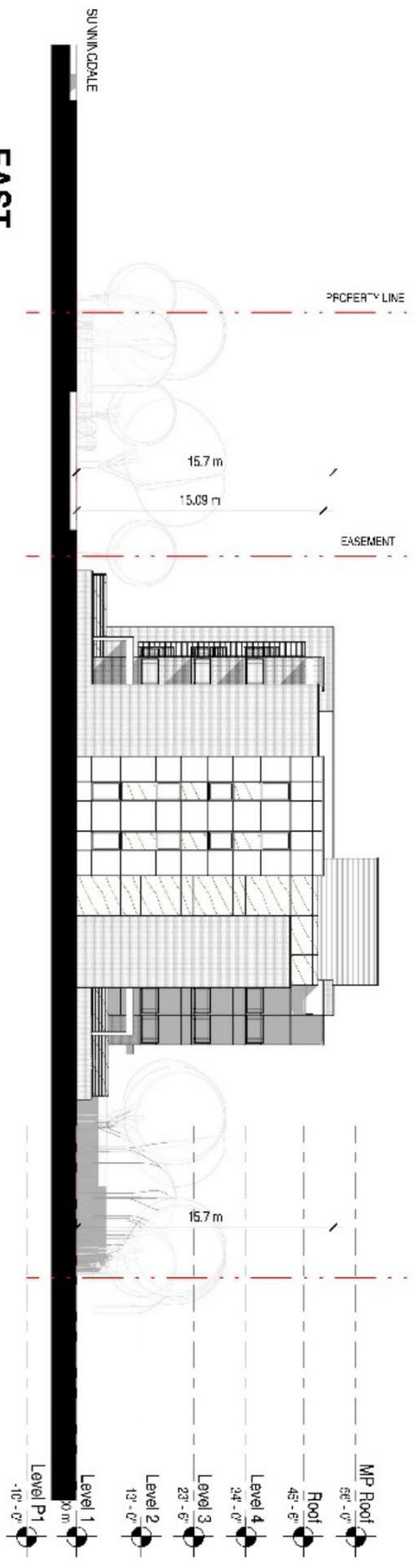




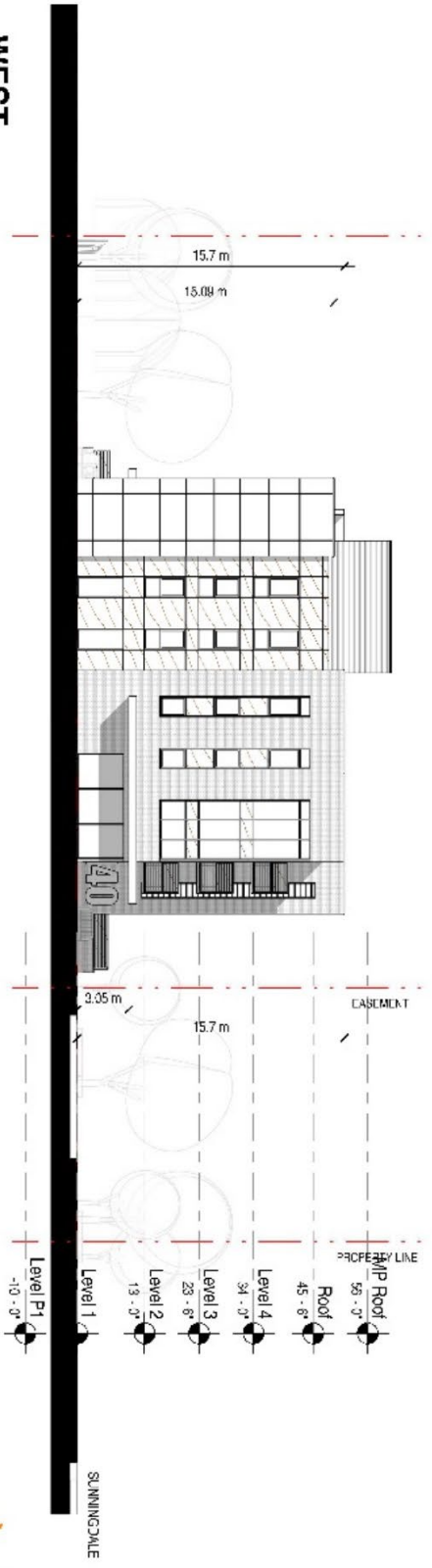
Scale: 3/8" = 1'-0"

20-056 RPH - SUNNINGDALE RD E | 1140 Sunningdale RD E | Elevations BW | 2021-11-01 | SD-3.5

ARCHITECTURE  
Zedd

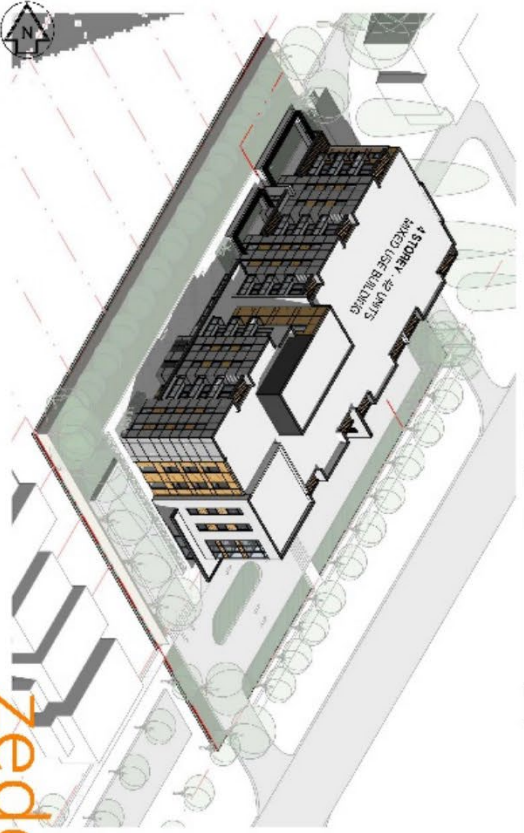
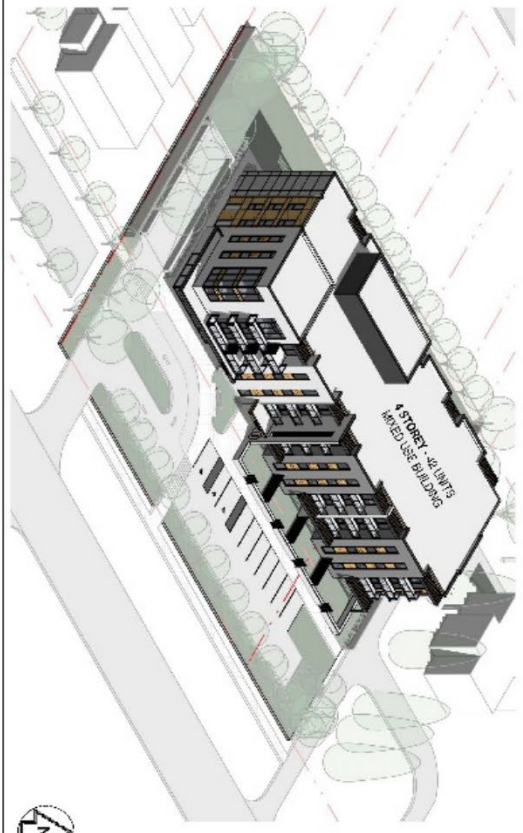


**EAST**



**WEST**

**zedd**  
ARCHITECTURE



20-056 RPH - SUNNINGDALE RDE

1140 Sunningdale RDE

ISO

2021-11-01

SD-5.1











Bill No. 85  
2022

By-law No. Z.-1-22\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 257-263 Springbank Drive.

WHEREAS Anast Holdings Inc. has applied to rezone an area of land located at 257-263 Springbank Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ this rezoning will conform to the Official Plan;

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 257-263 Springbank Drive, as shown on the attached map comprising part of Key Map No. A110, from an Arterial Commercial Special Provision (AC2(2)) Zone, to a Holding Residential R9 Special Provision (h-5\*R9-7(\_)) Zone.
- 2) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

) R9-7( ) 257-263 Springbank Drive

a) Regulations

- |       |  |                        |
|-------|--|------------------------|
| i)    | North Interior Side Yard Setback (Minimum) | 15.5 metres            |
| ii)   | Exterior Side Yard Setback (Minimum)       | 0.3 metres             |
| iii)  | Front Yard Setback (Minimum)               | 2.0 metres             |
| iv)   | Parking Rate                               | 1.0 space per unit     |
| v)    | Height (Northerly Portion)                 | 5-storeys – 20 metres  |
| vi)   | Height (Southerly Portion)                 | 6-storeys – 23 metres  |
| vii)  | Density                                    | 137 units per hectare  |
| viii) | Balcony Projection (maximum)               | 0.6m from the lot line |

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.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

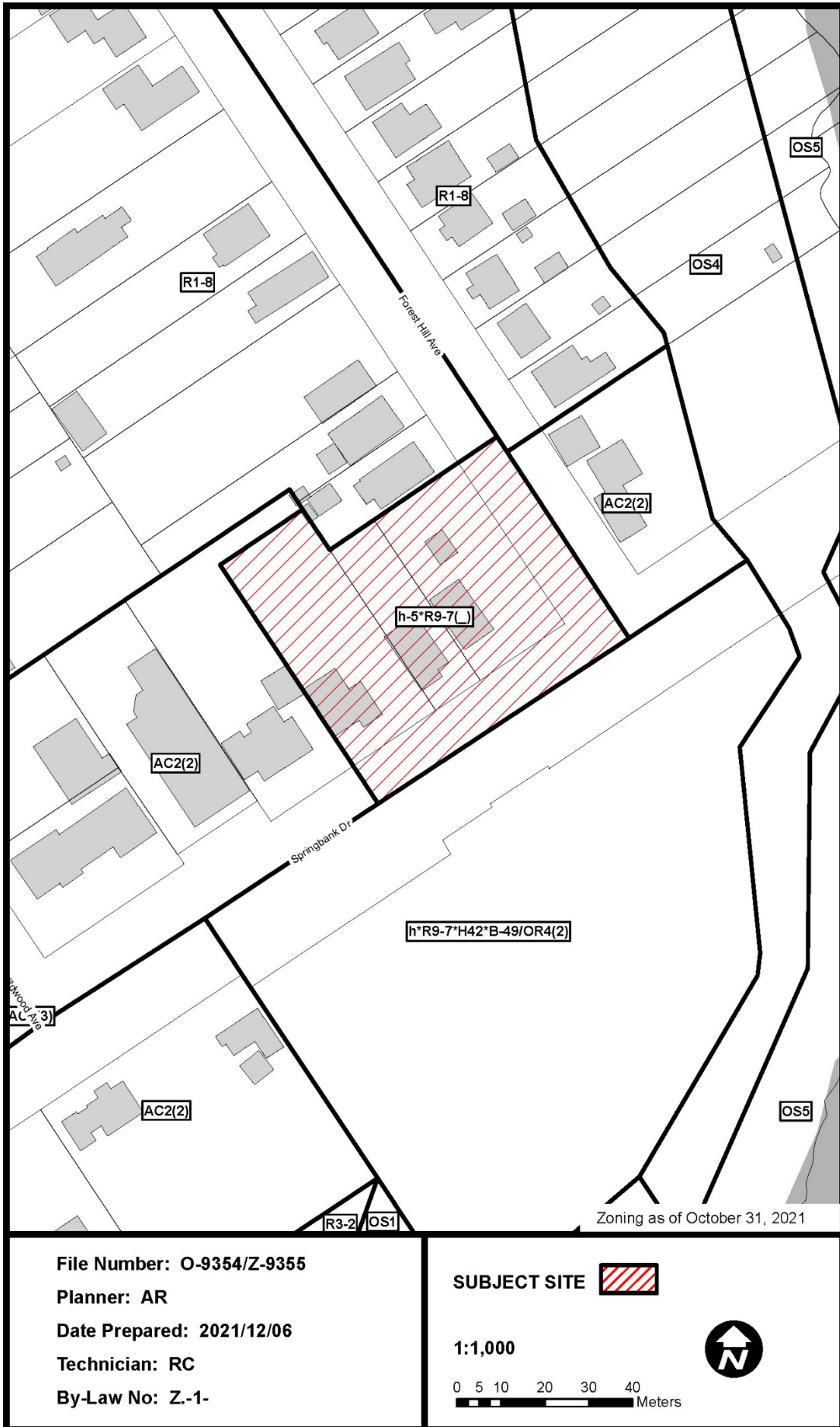
PASSED in Open Council on January 25, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 25, 2022  
Second Reading – January 25, 2022  
Third Reading – January 25, 2022

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



Geodatabase