



Council Minutes

8th Meeting of City Council
May 24, 2022, 4:00 PM

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

Absent: S. Lehman

Also Present: A. Job, M. Schulthess

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

The meeting is called to order at 4:06 PM; it being noted that the following members were in remote attendance: Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, P. Van Meerbergen, S. Turner, E. Pelozza, S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor J. Helmer discloses a pecuniary interest in Item 11, clause 2.4, of the 7th Report of the Civic Works Committee, having to do with the Appointment of Consulting Engineers for Contract Administration Services and Temporary Easement Agreement with the University of Western Ontario: Huron Street Watermain, by indicating that he is an employee of Western University.

Deputy Mayor Morgan discloses a pecuniary interest in Item 11, clause 2.4, of the 7th Report of the Civic Works Committee, having to do with the Appointment of Consulting Engineers for Contract Administration Services and Temporary Easement Agreement with the University of Western Ontario: Huron Street Watermain, by indicating that he is an employee of Western University.

Councillor S. Turner discloses a pecuniary interest in Item 1 of the 8th Report of Council in Closed Session, and related Added Bill No. 228, having to do with the property located at 148 Wellington Road with respect to the Wellington Gateway Project, by indicating that he owns property within close vicinity of the subject property.

2. Recognitions

2.1 His Worship the Mayor will recognize the recipient of the 2022 Tim Hickman Health and Safety Scholarship: Shelby Delagardeaux

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

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

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

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/8/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/8/CSC)

4.3 Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation. (6.3/8/CSC)

4.4 Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations / Personal Matters / Solicitor-Client Privileged Advice

A matter pertaining to 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; personal matters about an identifiable individual; and advice that is subject to solicitor-client privilege. (6.1/7/CWC)

4.5 Information Explicitly Supplied in Confidence to the Municipality or Local Board by Canada

A matter pertaining to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them. (6.2/7/CWC)

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

The Council convenes, In Closed Session, at 4:26 PM.

The Council reconvenes at 5:06 PM, with Mayor E. Holder in the Chair.

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

5.1 7th Meeting held on May 3, 2022

Motion made by: P. Van Meerbergen

Seconded by: M. Hamou

That the Minutes of the 7th Meeting held on May 3, 2022, BE APPROVED.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: S. Turner

Seconded by: E. Peloza

That the following actions be taken with respect to the Council Communications and Petitions:

- a) the report from G. F. Stewart, Integrity Commissioner for the City of London, with respect to the Council meeting of May 3, 2022, BE RECEIVED; and,
- b) the communications related to the following BE RECEIVED and BE REFERRED, as noted on the public agenda:
 - i. 1140 Fanshawe Park Road East – refer to Item 10(3.5) of the 10th Report of the Planning and Environment Committee;
 - ii. Revised Victoria Park Secondary Plan – refer to Item 11(3.6) of the 10th Report of the Planning and Environment Committee.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 8th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 8th Report of the Corporate Services Committee, BE APPROVED.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Employee Attendance 2021

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Enterprise Supports that the staff report dated May 9, 2022 regarding the Employee Attendance 2021 BE RECEIVED.

Motion Passed

3. (2.2) 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken:

a) the 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report BE RECEIVED for information in accordance with section 7 of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, as well as sections 37 (7) and 42 (17) of the *Planning Act, 1990*, which require annual financial statements; and,

b) the Deputy City Manager, Finance Supports BE DIRECTED to make the 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report available to the public on the City of London website.

Motion Passed

4. (2.4) City of London Days at Budweiser Gardens – United Way Elgin and Middlesex

Motion made by: S. Lewis

That, on the recommendation of the City Clerk and in accordance with Council's City of London Days at Budweiser Gardens Policy, the request from the United Way Elgin & Middlesex to host the annual Stairclimb on November 3, 2022, BE APPROVED as a City of London Day at Budweiser Gardens.

Motion Passed

5. (2.6) Report from the Federation of Canadian Municipalities Board of Directors Meeting held on March 1 - 4, 2022

Motion made by: S. Lewis

That the communication dated May 9, 2022 from Councillors J. Morgan and M. Cassidy regarding the Federation of Canadian Municipalities (FCM) update on board activities from the virtual meeting held on March 1-4, 2022 BE RECEIVED for information.

Motion Passed

6. (2.3) 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring:

a) the report dated May 9, 2022 with respect to this matter BE RECEIVED, in accordance with section 43 (1) of the *Development Charges Act, 1997*, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds; and,

b) the Deputy City Manager, Finance Supports BE DIRECTED to make the 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the *Development Charges Act, 1997*.

Motion Passed

7. (2.5) Industrial Land Development Strategy Annual Monitoring and Pricing Report - City-Owned Industrial Land (Relates to Bill No. 210)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, with concurrence of the Director, Economic Services and Supports, on the advice of the Director, Realty Services with respect to the City of London's Industrial Land Development Strategy, the following actions be taken with respect to the annual monitoring and pricing of City-owned industrial lands:

a) the proposed by-law as appended to the staff report as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City-owned serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, Cuddy Boulevard Parcels and Trafalgar Industrial Park as

follows:

Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, and Huron Industrial Park (all phases) and Cuddy Blvd Parcels:

- Lots up to 4.99 acres from \$125,000 per acre to \$175,000 per acre
 - 5.00 acres and up from \$115,000 per acre to \$165,000 per acre
- Pricing for serviced industrial land in Trafalgar Industrial Park:
- All lot sizes – from \$115,000 per acre to \$165,000.00 per acre;
- Pricing for serviced industrial land in Innovation Park Phase V:
- All lot sizes – \$250,000.00 per acre;

b) the staff report dated May 9, 2022 entitled “Industrial Land Development Strategy Annual Monitoring and Pricing Report – City-Owned Industrial Land”, BE RECEIVED; and,

c) the Civic Administration BE DIRECTED to consider the inclusion of requirements that could be added to future updates to the Industrial Land Development Strategy policies that would assist to ensure that prime, serviced, city-owned industrial land is reserved for targeted uses such as, but not limited to, advanced manufacturing and agri-food industries.

Motion Passed

8. (4.1) Association of Municipalities Ontario - Board of Directors, Large Urban Caucus

Motion made by: S. Lewis

That the following actions be taken with respect to the Association of Municipalities of Ontario (AMO) Board of Directors:

- a) Councillor A. Hopkins BE ENDORSED to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2022/2024 term;
- b) subject to Councillor A. Hopkins’ successful election to the AMO Board of Directors, Large Urban Caucus, all associated cost to attend the Board of Directors meetings, AMO Conferences and other related commitments (Task Forces, Executive Committee, etc.) for the 2022/2024 term BE APPROVED for reimbursement by The Corporation of the City of London outside of her annual expense allocation; and,
- c) Councillor A. Hopkins BE REIMBURSED up to \$500 for campaign-related expenses outside of Councillor A. Hopkins’ annual expense allocation, upon submission of eligible receipts.

Motion Passed

9. (4.2) Board of Directors - Federation of Canadian Municipalities

Motion made by: S. Lewis

That the following actions be taken with respect to the communication dated April 29, 2022 from Councillor J. Morgan

regarding standing for re-election to the Federation of Canadian Municipalities' Board of Directors and his associated expenses:

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

WHEREAS FCM's Annual Conferences and Trade Show will take place June 2-5, 2022, in Regina and online, and May 25 to May 27, 2023 in Toronto, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Josh Morgan to stand for election on FCM's Board of Directors for the 2022/2023 term; and

BE IT FURTHER RESOLVED that Councillor J. Morgan be reimbursed by The Corporation of the City of London, outside his annual expense allocation, for his campaign expenses in seeking re-election to the Board of Directors, in an amount of up to \$500, upon submission of eligible receipts; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Josh Morgan attending FCM's Board of Directors meetings, the FCM Annual Conference and AGM and the Trade Show, during the 2022/2023 term.

Motion Passed

10. (4.3) Application - Issuance of Proclamation - Never Give Up Day

Motion made by: S. Lewis

That consideration of the proclamation request from A. Horowitz, Director-Global, for "Never Give Up Day", BE REFERRED to a future meeting of the Corporate Services Committee in order for additional information to be provided to the Committee for consideration; it being noted that Councillors J. Morgan and M. Hamou will reach out to the organizer for the aforementioned information.

Motion Passed

11. (5.1) Application - Issuance of Proclamation - Day of Remembrance for Our London Family

Motion made by: S. Lewis

That based on the application dated May 3, 2022 from London and Middlesex Local Immigration Partnership, June 6, 2022 BE PROCLAIMED as Day of Remembrance of Our London Family.

Motion Passed

8.2 7th Report of the Civic Works Committee

Motion made by: E. Pelozza

That the 7th Report of the Civic Works Committee, BE APPROVED, excluding Item 11 (2.4).

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozza

Councillor J. Helmer discloses a pecuniary interest with respect to Item 2.4, having to do with the Appointment of Consulting Engineers for Contract Administration Services and Temporary Easement Agreement with the University of Western Ontario: Huron Street Watermain Remediation, by indicating that Western University is his employer.

Motion Passed

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

Motion made by: E. Pelozza

That the 4th Report of the Cycling Advisory Committee, from its meeting held on April 20, 2022, BE RECEIVED.

Motion Passed

3. (2.2) West London Dyke: Consultant Award for Infrastructure Feasibility Assessment

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to staff report dated May 10, 2022, related to the RFP21-70 West London Dyke Feasibility study:

- a) Stantec Consulting Ltd. BE APPOINTED Consulting Engineers to complete consulting services for the West London Dyke Feasibility study with the estimate on file, at an upset amount of \$246,718.80, including 20% contingency, excluding HST, in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the 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; 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. (2022-F06A)

Motion Passed

4. (2.3) Contract Award: Tender RFT 2022-016 Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs Project - Irregular Result

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 May 10, 2022, related to the Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs Project (EW3583):

- a) the bid submitted by Stone Town Construction Limited at its tendered price of \$9,268,377.75, excluding HST, BE ACCEPTED in accordance with Section 8.10 (a) and 13.2 (b) of the City of London's Procurement of Goods and Services Policy; it being noted that this is an irregular result because the cost exceeds the project budget; it being further noted that the bid submitted by Stone Town Construction Limited was the lowest of four bids received and meets the City's specifications and requirements;
- b) R.V. Anderson Associates Limited, 557 Southdale Road East, Suite 200, London, Ontario, N6E 1A2 BE AUTHORIZED to complete the contract administration and construction supervision required for this project as well as additional engineering activities, all in accordance with the estimate on file, at an upset amount of \$808,692.00, including contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with Stone Town Construction Limited for the work;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with R.V. Anderson Associates Limited; and,
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including railway purchase orders, if required, to give effect to these recommendations. (2022-E09)

Motion Passed

5. (2.5) Amendments to the Traffic and Parking By-law (Relates to Bill No. 218)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated May 10, 2022, BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022, to amend

By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2022-T02/T08)

Motion Passed

6. (2.6) Oxford Street West and Gideon Drive Intersection Improvements - Environmental Assessment Project File Report

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 May 10, 2022, related to the Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment:

- a) the Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment Study Project File Report Executive Summary BE ACCEPTED;
- b) the Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,
- c) the Project File Report BE PLACED on the public record for a 30-day review period. (2022-T06)

Motion Passed

7. (2.7) Colonel Talbot Road Two-lane Upgrades from Southdale Road to James Street - Appointment of Consulting Engineer

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 May 10, 2022, related to the appointment of a Consulting Engineer for the detailed design and tendering of Colonel Talbot Road Two-lane Upgrades from south of Southdale Road to James Street:

- a) AECOM Canada Ltd. BE APPOINTED as the Consulting Engineer to complete the Detailed Design and Tendering Services at an upset amount of \$756,192.00, excluding HST, in accordance with RFP-2022-008 and Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED 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 assignment;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2022-T06)

Motion Passed

8. (2.8) 2022 New Traffic and Pedestrian Signals and Pedestrian Crossovers (Relates to Bill No. 219)

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022, related to the planned pedestrian signal and pedestrian crossover installations:

- a) the installation of the following pedestrian signal BE APPROVED:
- i) Tecumseh Avenue and Wharncliffe Road South;
 - b) the attached revised by-law BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2022-T07)

Motion Passed

9. (2.9) London Psychiatric Hospital Lands Stormwater Management Facility: Engineering Consultant Award

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to staff report dated May 10, 2022, related to RFP2022-017 - London Psychiatric Hospital Stormwater Management Facility Consulting Engineering Services:

- a) Stantec Consulting Ltd. BE APPOINTED Consulting Engineers to complete the functional design, detailed design, inspection, and general construction administration for the London Psychiatric Hospital Lands Stormwater Management Facility with the estimate, on file, at an upset amount of \$558,376.44, including 15% contingency and provisional items, excluding HST, in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the 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. (2022-E03)

Motion Passed

10. (2.10) Municipal Drain Petition - London Dairy Farms Ltd.

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022, related to the London Dairy Farms Ltd. municipal drain petition:

- a) the petition for the reconstruction of the Jenkins Municipal Drain located in the area of Wilton Grove Road and Old Victoria

Road to benefit the drainage of Lot 6-8, Concession 2, 3700 Old Victoria Road, Township of Westminster BE ACCEPTED by the Council of the Corporation of the City of London under Section 5 of the Drainage Act; and,

b) Mike DeVos, P.Eng. of Spriet Associates London Limited BE APPOINTED under Section 8 of the Drainage Act to complete a report for the new drains. (2022-D09)

Motion Passed

12. (3.1) Amendments to Consolidated Fees and Charges By-law

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law as appended to the staff report dated May 10, 2022, BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend By-law A-57, being "A by-law to provide for Various Fees and Charges" to remove the Bike Locker Pilot Project Fees timeframe; it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-F21)

Motion Passed

13. (5.1) Deferred Matters List

Motion made by: E. Pelozo

That the Civic Works Committee Deferred Matters List as at May 2, 2022, BE RECEIVED.

Motion Passed

11. (2.4) Appointment of Consulting Engineers for Contract Administration Services and Temporary Easement Agreement with the University of Western Ontario: Huron Street Watermain Remediation

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022 related to the Huron Street Watermain Remediation Project (EW3580):

- a) Stantec Consulting Ltd., 600-171 Queens Avenue, London, Ontario, N6A 5J7, BE AUTHORIZED to complete the contract administration, construction supervision and environmental monitoring required for this project as well as additional engineering activities, all in accordance with the estimate on file, at an upset amount of \$172,506.40, including contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the City BE AUTHORIZED to enter into a temporary easement agreement with the University of Western Ontario in a form to be approved by the City Solicitor's Office;
- c) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;

- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; 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. (2022-E08)

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

Recuse: (2): J. Helmer, and J. Morgan

Absent: (1): S. Lehman

Motion Passed (12 to 0)

8.3 10th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 10th Report of the Planning and Environment Committee, BE APPROVED, excluding Item 11 (3.6).

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 5th Report of the Environmental and Ecological Planning Advisory

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on April 21, 2022:

a) the Working Group report relating to the property located at 7098-7118 Kilbourne Road BE REFERRED to the Civic Administration for consideration;

b) the Working Group report relating to the property located at 1140 Fanshawe Park Road East BE REFERRED to the Civic Administration for consideration;

- c) on the advice of the Civic Administration, the proposed draft Goldfish brochure BE FORWARDED to the new Ecological Community Advisory Committee for discussion, and to Corporate Communications for review;
- d) on the advice of the Civic Administration, the Wetland Relocation Lessons Learned document BE PROVIDED to the Ecological Community Advisory Committee for discussion;
- e) the Working Group comments relating to the property located at 1349 Western Road BE FORWARDED to the Civic Administration for consideration; and,
- f) clauses 1.1, 3.1 to 3.3, inclusive, BE RECEIVED for information.

Motion Passed

3. (2.3) 1345 Cranbrook Road and 1005 Longworth Road (P-9488)

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 Craig Linton (Norquay Developments), to exempt lands located at 1345 Cranbrook Road and 1005 Longworth Road, legally described as Blocks 28 & 29, Plan 33M-657, 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 May 9, 2022 BE INTRODUCED at a future Municipal Council meeting, to exempt Block 28 & 29, Plan 33M-657 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement; and further noting that the applicant has applied for a zoning by-law amendment to change the zoning of the subject lands from an Urban Reserve UR2 Zone to a Residential R1 (R1-8) Zone in Zoning By-law No. Z.-1 to permit 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 Blocks 28 & 29, Plan 33M-657, as noted in clause a) above:
 - i) the applicant be advised that the cost of registration of the said by-laws is to be borne by the applicant in accordance with City Policy;
 - ii) that appropriate zoning shall be in effect for the subject blocks, prior to passage of the Part-Lot Control By-law;
 - iii) the applicant submit a draft reference plan to the City 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;
 - iv) 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;
 - v) 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;
 - vi) the applicant submit to the City 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;

vii) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

viii) 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;

ix) 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;

x) 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;

xi) 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;

xii) the applicant shall obtain clearance from the City that requirements v), vi) and vii) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan;

xiii) that on notice from the applicant that a reference plan has been registered, and that conveyance of the registered part lots has occurred, that Part Lot Control be re-established by the repeal of the bylaw affecting the Lot/Block in question; and,

xiv) the applicant shall register on title and include in all Purchase and Sale Agreements for the lot at the northeast corner of Cranbrook Road and Longworth Road, identified as Part 8 on the draft reference plan, a requirement that the purchaser/home builder provide concept plans and elevations prior to the application for a building permit which demonstrate that both elevations facing the streets (the front and exterior side elevations) are designed as front elevations. Both elevations should be constructed to have a similar level of architectural details (materials, windows (size and amount) and design features, such as but not limited to porches, wrap-around materials and features, or other architectural elements that provide for street-oriented design) and limited chain link or decorative fencing along no more than 50% of the exterior side-yard abutting the exterior side-yard frontage, to the satisfaction of the City. (2022-D25)

Motion Passed

4. (2.4) Building Division Monthly Report - February, 2022

Motion made by: A. Hopkins

That the Building Division Monthly report for February, 2022 BE RECEIVED for information. (2022-A23)

Motion Passed

5. (2.2) Community Improvement Plan (CIP) Financial Incentives Program 5-Year Review

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the evaluation of Community Improvement Plan incentives:

- a) the staff report dated May 9, 2022 entitled "Community Improvement Plan (CIP) Financial Incentive Programs 5-Year Review", with respect to the evaluation of Community Improvement Plan incentives, BE RECEIVED;
- b) the Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with a comprehensive review, including a sensitivity analysis, of the City's existing Community Improvement Plans and associated financial incentives; and,
- c) the Civic Administration BE DIRECTED to report back at a future meeting with preliminary information for the 2024-2027 multi-year Budget. (2022-D19)

Motion Passed

6. (3.1) 3101 Petty Road and 3047 White Oak Road (39CD-22501)

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 2831570 Ontario Inc., relating to the property located at 3101 Petty Road and 3047 White Oak Road:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 3101 Petty Road and 3047 White Oak Road; and,
- b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 3101 Petty Road and 3047 White Oak Road;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC. (2022-D07)

Motion Passed

7. (3.2) 3557 Colonel Talbot Road (39CD-21519)

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 2749282 Ontario Inc., relating to the property located at 3557 Colonel Talbot Road:

- a) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the application for Draft Plan of

Vacant Land Condominium relating to the property located at 3557 Colonel Talbot Road, relating to uncertainty relating to the common element; and,

b) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 3557 Colonel Talbot Road;

- i) concerns with respect to the lack of a proposed fence on the south side of the property; and,
- ii) uncertainty relating to the common element;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.; and,
- N. Khamidbayev, 3596 Isaac Court. (2022-D07)

Motion Passed

8. (3.3) 1345 Cranbrook Road and 1005 Longworth Road (Z-9487)
(Relates to Bill No. 227)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Craig Linton (Norquay Developments), relating to lands located at 1345 Cranbrook Road and 1005 Longworth Road, the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve UR2 Zone TO a Residential R1 Special Provision (R1-8()) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- C. Linton, Norquay Developments;

it being 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 appropriate and compatible with existing and future planned development in the area, and consistent with zoning applied to residential uses along Cranbrook Road and Longworth Road within Crestwood West Subdivision - Phase 2. (2022-D09)

Motion Passed

9. (3.4) 346, 370 and 392 South Street and 351, 373 and 385 Hill Street - Revised Draft Plan of Vacant Land Condominium (39CD-21522)

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 of Vision SoHo Alliance relating to the properties located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to a property located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street; and,
- b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd. (2022-D07)

Motion Passed

10. (3.5) 1140 Fanshawe Park Road East (39T-07502 / OZ-9473)

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 Drewlo Holdings Inc, relating to the property located at 1140 Fanshawe Park Road East:

- a) the request to amend the 1989 Official Plan to change the designation on Schedule "A" – Land Use on a portion of the subject lands FROM a Low-Density Residential designation along Sunningdale Road East TO a Multi-Family, Medium Density Residential designation, BE REFUSED;
- b) the request to amend the 1989 Official Plan change the designation on Schedule "A" – Land Use on a portion of the subject lands FROM a Low-Density Residential designation TO an Open Space designation, BE REFUSED;
- c) the request to amend The London Plan to change the place type on a portion of the subject lands FROM a Green Space Place Type TO a Neighbourhoods Place Type, BE REFUSED;
- d) the request to amend The London Plan to change the place type on a portion of the subject lands FROM a Neighbourhoods Place Type TO a Green Space Place Type, BE REFUSED;
- e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Urban Reserve (h-2*UR3) Zone, Urban Reserve (UR3) Zone and Open Space (OS5) Zone, TO a Bonus Residential R8 Special Provision (B-_*R8-4(_))

Zone, Residential R5 (R5-7) Zone, Residential R1 Special Provision (R1-3(_)) Zone, Residential R1 (R1-2) Zone, Residential R1 (R1-3) Zone, Neighbourhood Facility (NF) Zone and an Open Space (OS5) Zone BE REFUSED;

f) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Drewlo Holdings Inc. relating to the property located at 1140 Fanshawe Park Road East:

- i) concerns with respect to the increase in traffic;
- ii) concerns with respect to the increase in noise;
- iii) relating to the road widening around Nicole Avenue, wondering if it is possible to relocate where Nicole Avenue exits as there are other properties along Sunningdale Road East that do not have housing directly across the road;
- iv) enquiring if the City intends to add sewers;
- v) relating to Block 34, requesting that the provision of yard depth be provided in order to accommodate a landscaped buffer for screening from the residential properties on the north side of Sunningdale Road East; and,
- vi) consideration be given for the aesthetics for homeowners in these existing properties by way of an aesthetic looking fencing, street orientated windows to ensure existing property owners are not looking into the backyards; and,

g) the Approval Authority BE ADVISED that Municipal Council does not support issuing draft approval of the proposed plan of subdivision as submitted by Drewlo Holdings Inc. (File No. 39T-07502), prepared by MTE, which shows 18 low density blocks, six (6) medium-density residential blocks, two (2) school blocks, and three (3) open space blocks including one (1) open space block for the compensation and relocation of an existing Provincially Significant Wetland, seven (7) new access points at Sunningdale Road East, Savannah Drive, Nicole Avenue, Devos Drive, Blackwell Boulevard, Stackhouse Avenue and Fanshawe Park Road East as well as five (5) internal streets;

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

- the staff presentation; and,
- the revised staff recommendation;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- C. O'Brien, Drewlo Holdings; and,
- L-A. Gill, 1468 Sunningdale Road East;

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

- the proposed and recommended amendments propose development within a Provincially Significant Wetland;
- the proposed and recommended amendments do not conform to the in-force policies of The London Plan, including but not limited to the policies of the Neighbourhoods and Green Space Place Type and to the Our Strategy, Our City and the Key Directions;
- the proposed and recommended amendments do not conform to the in-force policies of the 1989 Official Plan, including but not limited to the Low-Density Residential designation, the Multi-Family Medium Density Residential designation, and the Open Space designation; and,

•the proposed and recommended zoning amendments do not conform to The London Plan or the 1989 Official Plan. (2022-D09)

Motion Passed

12. (5.1) Deferred Matters

Motion made by: A. Hopkins

That the Deferred Matters List for the Planning and Environment Committee, as at May 1, 2022, BE RECEIVED.

Motion Passed

11. (3.6) Revised Victoria Park Secondary Plan (O-8978) (Relates to Bill No.'s 212, 213, 214, 215, 216 and 217)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Victoria Park Secondary Plan:

a) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan TO ADOPT the Victoria Park Secondary Plan, appended to the staff report dated May 9, 2022 as Appendix "A", Schedule 1;

b) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan TO ADD the Victoria Park Secondary Plan to Policy 1565, the list of adopted Secondary Plans;

c) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan by ADDING the Victoria Park Secondary Plan to Map 7 – Specific Policy Areas;

d) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan TO AMEND Policy 1038 to add clarity for the application of the Victoria Park Secondary Plan to the lands in the Woodfield Neighbourhood Specific Policy Area;

e) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 TO AMEND the Official Plan (1989), as follows:

i) AMEND Section 20.2 TO ADD the Victoria Park Secondary Plan to the list of adopted Secondary Plans;

ii) ADD Section 20.10 the Victoria Park Secondary Plan;

iii) ADD the naming and delineation of the "Victoria Park Secondary Plan" to Schedule "D" – Planning Areas.

f) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan

(1989) TO AMEND Section 3.5.4 – Woodfield Neighbourhood to add clarity to the application of the policy for the area subject to the Victoria Park Secondary Plan;

g) the Civic Administration BE DIRECTED to evaluate the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street for designation pursuant to the Ontario Heritage Act;

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

- a communication from B. Lansink;
- a communication from H. Handy, Vice President, GSP Group Inc.;
- a communication from S. Stapleton Vice President, Auburn Developments; and,
- a communication from C. Kulchycki, Senior Planner, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- H. Handy, GSP Group, on behalf of 560 Wellington Holdings Inc.;
- M. Campbell, Zelinka Priamo Ltd., on behalf of St. Peter's Cathedral and the Roman Catholic Diocese of London;
- C. Kulchycki, Zelinka Priamo Ltd, on behalf of Great West Life;
- B. Lansink, 505 Colborne Street;
- M.A. Hodge, 310 Wolfe Street;
- A.M. Valastro; and,
- G. Bruzas, 568 Wellington Street. (2022-D09)

Motion made by: P. Van Meerbergen

Seconded by: S. Turner

That Part A, West Policy Area, as indicated in Table 1: Permitted Heights of the Victoria Park Secondary Plan the minimum height BE AMENDED to require one storey, rather than 2 storeys (or 8 Metres).

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

Nays: (12): Mayor E. Holder, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, A. Hopkins, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

Absent: (1): S. Lehman

Motion Failed (2 to 12)

Motion made by: A. Hopkins

The motion to approve Item 11 (3.6) is put.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

9. Added Reports

9.1 8th Report of Council in Closed Session

Motion made by: M. Hamou

Seconded by: J. Fyfe-Millar

1. Property Acquisition – 148 Wellington Road – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 148 Wellington Road, further described as Part of Lot 25, Concession Broken Front, Geographic Township of Westminster, designated as Part 1, Plan 33R-15635, being all of PIN 08358-0009 (LT), containing an area of approximately 8,386 square feet, as shown on the location map attached as Appendix “B”, for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

a) the offer submitted by 588274 Ontario Inc (the “Vendor”), to sell the subject property to the City, for the sum of \$800,000.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”; and,

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

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): S. Lehman

Motion Passed (12 to 1)

Motion made by: M. Hamou

Seconded by: J. Fyfe-Millar

2. Execution of Collective Agreement - Service Employees International Union, Local 1 Canada (Registered Nurses Bargaining Unit) January 1, 2021 to December 31, 2023.

That, on the recommendation of the Deputy City Manager, Enterprise Supports, the following actions be taken;

a) the September 20, 2021 Agreed to Items attached as Schedule “B” BE RATIFIED; and,

b) the Civic Administration BE DIRECTED to undertake all administrative acts that are necessary in order for the Mayor and the City Clerk to obtain the necessary authorization to execute the Collective Agreement for the years 2021 to 2023, appended as Schedule “C” to the staff report dated May 9, 2022, pursuant to Memorandum of Agreement dated October 25, 2021 (Schedule “A” to the staff report dated May 9, 2022), and the Agreed to Items dated September 20 and 21, 2021 (Schedule “B” to the staff report dated May 9, 2022) between The Corporation of the City of London and Service Employees International Union Local 1 Canada (Registered Nurses Bargaining Unit) (“SEIU RN”).

3. Canada Community Revitalization Fund - Contribution Agreement

That, on the recommendation of the Deputy City Manager, Finance Supports, the Civic Administration BE DIRECTED to take the following actions with respect to the staff report dated May 10, 2022, related to the Canada Community Revitalization Fund - Contribution Agreement:

a) undertake all administrative acts that are necessary in order for the Mayor and the City Clerk to obtain the necessary authorization to execute the attached Contribution Agreement for the Canada Community Revitalization Fund between Her Majesty the Queen in Right of Canada as represented by the Minister responsible for Federal Economic Development Agency for Southern Ontario and The Corporation of the City of London (“Agreement”); and,

b) delegate the necessary authority to Civic Administration with regards to reports, documents and certificates required under the above-noted Agreement.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

10. Deferred Matters

None.

11. Enquiries

Councillor S. Lewis enquired with respect to fireworks outside permitted dates and times. The Deputy City Manager, Neighbourhood and Community-Wide Services provides information to the Council with respect to this matter.

Councillor J. Helmer enquired with respect to the restoration of power, the cleanup following the storm and if the City of London has received requests for assistance from other municipalities. The City Manager provides information to the Council with respect to this matter.

Councillor P. Van Meerbergen enquired with respect to specific dates and times fireworks are permitted this year. The Deputy City Manager, Neighbourhood and Community-Wide Services provides information to the Council with respect to this matter.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Bill No.'s 207 to 227, and added Bill No.'s 229 and 230, inclusive, BE APPROVED.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

Motion made by: P. Van Meerbergen
Seconded by: A. Hopkins

That Second Reading of Bill No.'s 207 to 227, and added Bill No.'s 229 and 230, inclusive, BE APPROVED.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

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

That Third Reading and Enactment of Bill No.'s 207 to 227, and added Bill No.'s 229 and 230, inclusive, BE APPROVED.

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

Absent: (1): S. Lehman

Motion Passed (14 to 0)

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

That Introduction and First Reading of Added Bill No. 228, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): S. Lehman

Motion Passed (12 to 1)

Motion made by: A. Hopkins

Seconded by: M. Hamou

That Second Reading of Added Bill No. 228, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): S. Lehman

Motion Passed (12 to 1)

Motion made by: E. Pelozza

Seconded by: S. Lewis

That Third Reading and Enactment of Added Bill No. 228, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Absent: (1): S. Lehman

Motion Passed (12 to 1)

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

Bill No. 207	By-law No. A.-8243-136 - A by-law to confirm the proceedings of the Council Meeting held on the 24th day of May, 2022. (City Clerk)
Bill No. 208	By-law No. A.-8244-137 - A by-law to appoint Sarah Corman as Deputy Clerk. (City Clerk)
Bill No. 209	By-law No. A.-8245-138 - A by-law to appoint deputies to the City Clerk and repeal By-law No. A.-8089-121. (City Clerk)
Bill No. 210	By-law No. A.-6151(af)-139 - A by-law to authorize and approve to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City-owned serviced industrial land. (2.5/8/CSC)
Bill No. 211	By-law No. A-57-22002 - A by-law to amend By-law A-57 being "A by-law to provide for Various Fees and Charges" to remove the Bike Locker Pilot Project Fees timeframe. (3.1/7/CWC)

Bill No. 212	By-law No. C.P.-1284(wy)-140 - A by-law to amend The Official Plan for the City of London, 1989 relating to the Victoria Park Secondary Plan area. (3.6e/10/PEC)
Bill No. 213	By-law No. C.P.-1284(wz)-141 - A by-law to amend Official Plan for the City of London, 1989 relating to the Victoria Park Secondary Plan area. (3.6/f/10/PEC)
Bill No. 214	By-law No. C.P.-1512(bg)-142 - A by-law to amend The Official Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area. (3.6a/10/PEC)
Bill No. 215	By-law No. C.P.-1512(bh)-143 - A by-law to amend The Official Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area. (3.6b/10/PEC)
Bill No. 216	By-law No. C.P.-1512(bi)-144 - A by-law to amend The London Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area. (3.6c/10/PEC)
Bill No. 217	By-law No. C.P.-1512(bj)-145 - A by-law to amend The Official Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area. (3.6d/10/PEC)
Bill No. 218	By-law No. PS-114-22002 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.5/7/CWC)
Bill No. 219	By-law No. PS-114-22003 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.8/7/CWC)
Bill No. 220	By-law No. S.-6178-146 - A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as Bradley Avenue. (Chief Surveyor – pursuant to the Bradley Avenue Extension project)
Bill No. 221	By-law No. S.-6179-147 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Exeter Road, Wonderland Road South and Wharncliffe Road South) (Chief Surveyor – registered as ER1451779 pursuant to B.011/21 and in accordance with Z.-1)
Bill No. 222	By-law No. S.-6180-148 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road West between Westdel Bourne and Colonel Talbot Road; and as widening to Wickerson Road north of Southdale Road West) (Chief Surveyor – pursuant to the Southdale Rd W and Wickerson Rd Improvements project)
Bill No. 223	By-law No. S.-6181-149 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wellington Road north of Greenfield Drive) (Chief Surveyor – for road widening purposes, registered as ER1454637 pursuant to the Bus Rapid Transit Project that require presentation at the present time)

Bill No. 224	By-law No. S.-6182-150 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Dundas Street east of Egerton Street) (Chief Surveyor – for road widening purposes, pursuant to SPA18-039 that require dedication at the present time)
Bill No. 225	By-law No. W.-5618(e)-151 - A by-law to amend by-law No. W.-5618-64, as amended, entitled “A by-law to authorize the Southdale Road Widening-Farnham Road to Pine Valley (Project No. TS1629-1)” (4.6/5/CWC)
Bill No. 226	By-law No. W.-5685-152 - A by-law to authorize the Bostwick Rd Upgrades – Pack Rd to Southdale Rd (Project TS1357). (4.6/5/CWC)
Bill No. 227	By-law No. Z.-1-223030 - A bylaw to amend By-law No. Z.-1 to rezone lands located at 1345 Cranbrook Road and 1005 Longworth Road. (3.3/10/PEC)
Bill No. 228	By-law No. A.-8246-153 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 588274 Ontario Inc, for the acquisition of the property located at 148 Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/8/CSC)
Bill No. 229	By-law No. A.-8247-154 - A by-law to authorize the Mayor and City Clerk to execute the Collective Agreement between The Corporation of the City of London and Service Employees International Union, Local 1 Canada (Registered Nurses Bargaining Unit). (6.3/8/CSC)
Bill No. 230	By-law No. A.-8248-155 - A by-law to approve the Canada Community Revitalization Fund Contribution Agreement between the Her Majesty the Queen in Right of Canada hereby represented by the Minister responsible for Federal Economic Development Agency for Southern Ontario and The Corporation of the City of London (“Agreement”); and to authorize the Mayor and City Clerk to execute the Agreement. (6.2/7/CWC)

14. Adjournment

Motion made by: S. Hillier

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:29 PM.

Ed Holder, Mayor

Michael Schulthess, City Clerk



London
CANADA

Council Minutes

7th Meeting of City Council
May 3, 2022, 4:00 PM

Present: 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

Absent: Mayor E. Holder

Also Present: A. Job, M. Schulthess, J. Taylor
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, B. Card, S. Corman, J. Davison, K. Dickins, A. George-Antone, P. Kokoros, S. Mathers, R. Morris, K. Murray, K. Scherr, C. Smith, G. Smith, B. Westlake-Power
The meeting is called to order at 4:01PM, with Deputy Mayor J. Morgan in the Chair; it being noted that the following were in remote attendance, Councillors M. van Holst, M. Salih, J. Helmer, M. Cassidy, M. Hamou, S. Turner, E. Pelozza and S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor S. Hillier discloses a pecuniary interest in Item 8, clause 5.4, of the 6th Report of the Community and Protective Services Committee having to do with the Deferred Matters List Item 2 Special Events Policies and Procedures Manual, by indicating that his family puts on a five-day festival.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

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

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 the consideration of Item 8.1.2, clause 2.1, of the 8th Report of the Strategic Priorities and Policy Committee – Truth and Reconciliation Commission Recommendations: Update on City of London Efforts, at this time.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

8. Reports

8.1 8th Report of the Strategic Priorities and Policy Committee

2. (2.1) Truth and Reconciliation Commission Recommendations: Update on City of London Efforts

Motion made by: M. Cassidy

That, on the recommendation of the City Manager, the following actions be taken with respect to the staff report dated April 26, 2022, related to an update on the City of London efforts concerning the Truth and Reconciliation Commission Recommendations:

- a) the Civic Administration BE DIRECTED to incorporate a Land Acknowledgement in its written form, in written documents as may be appropriate; it being noted that three sample Acknowledgements were provided in the above-noted report;
- b) the City Clerk's Office BE DIRECTED to make the necessary changes to facilitate the inclusion of a Land Acknowledgement in the meetings of London's Council, Standing Committee and Advisory Committee meetings; and,
- c) the balance of the above-noted report, BE RECEIVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Deputy Mayor J. Morgan provides a Land Acknowledgement.

4. Council, In Closed Session

Motion made by: P. Van Meerbergen

Seconded by: E. Pelozza

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

4.1 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose regarding an exemption to the Animal Control By-law. (6.1/6/CPSC)

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

The Council convenes in closed session from 4:12 PM to 4:17 PM.

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

5.1 6th Meeting Held on April 12, 2022

Motion made by: P. Van Meerbergen
Seconded by: M. Hamou

That the Minutes of the 6th Meeting held on April 12, 2022, BE APPROVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

6. Communications and Petitions

6.1 G.F. Stewart, Integrity Commissioner, City of London - Report to City Council: Code of Conduct - Councillor M. van Holst - Vaccination Policy

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

Motion to approve parts a), b) and c)

That the following actions be taken with respect to the Report of the Integrity Commissioner entitled "Report On Investigation of Code of Conduct Complaint Concerning Councillor, Michael van Holst", dated April 19, 2022:

a) the above-noted report BE RECEIVED;

b) the communication dated May 2, 2022, from Councillor M. van Holst, BE RECEIVED;

c) the findings of the Integrity Commissioner that Councillor M. van Holst contravened sections 2.4, 2.5, 2.6 and 8.1 of the Code of Conduct for Members of Council as outlined in the report BE ADOPTED; and,

Yeas: (13): 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

Nays: (1): M. van Holst

Absent: (1): Mayor E. Holder

Motion Passed (13 to 1)

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

Motion to approve part d)

d) Councillor M. van Holst BE REPRIMANDED for his contraventions of the Code of Conduct as noted in part c), above.

Yeas: (7): S. Lewis, M. Salih, J. Helmer, J. Morgan, S. Lehman, S. Turner, and E. Pelozza

Nays: (7): M. van Holst, M. Cassidy, M. Hamou, A. Hopkins, P. Van Meerbergen, J. Fyfe-Millar, and S. Hillier

Absent: (1): Mayor E. Holder

Motion Failed (7 to 7)

6.2 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056)

Motion made by: E. Pelozza

Seconded by: A. Hopkins

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

6.2 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056);

6.3 64-68 St. George Street and 175-197 Ann Street;

6.4 183 Ann Street and 197 Ann Street – Designation under Part IV of the Ontario Heritage Act;

6.5 City of Vaughan Animal Control By-law; and,

6.6 “Graphic” Flyer Deliveries to Residential Properties

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 8th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lehman

That the 8th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding items 2(2.1) and 7(4.5).

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

3. (4.1) Appointments to the Greater London International Airport Authority Board of Directors

Motion made by: S. Lehman

That Gus Kotsiomitis and Maureen O'Leary-Pickard BE RE-APPOINTED for a third and final term ending July 31, 2025, as Directors of the Greater London International Airport Authority;

it being noted that the third Director position will remain vacant until further notice;

it being further noted that the Strategic Priorities and Policy received a communication dated March 29, 2022 from D. Bryant, Board of Directors Chair, Greater London International Airport Authority with respect to this matter.

Motion Passed

4. (4.2) Request for a Shareholder's Meeting - London & Middlesex Community Housing

Motion made by: S. Lehman

That the following actions be taken with respect to the 2021 Annual General Meeting of the Shareholder for the London & Middlesex Community Housing:

a) the 2021 Annual General Meeting of the Shareholder for the London & Middlesex Community Housing BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 22, 2022, for the purpose of receiving the report from the Board of Directors of the London & Middlesex Community Housing in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2021 Annual Meeting to the Board of Directors for the London & Middlesex Community Housing and to invite the Chair of the Board and the Executive Director of the London & Middlesex Community Housing to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 28, 2022, from P. Chisholm, CEO, London & Middlesex Community Housing, with respect to this matter.

Motion Passed

5. (4.3) Request for a Shareholder's Meeting - London Hydro Inc.

Motion made by: S. Lehman

That the following actions be taken with respect to the 2021 Annual General Meeting of the Shareholder for London Hydro Inc.:

a) the 2021 Annual General Meeting of the Shareholder for London Hydro Inc. BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 7, 2022, for the purpose of receiving the report from the Board of Directors of London Hydro Inc. in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2021 Annual Meeting to the Board of Directors for London Hydro Inc. and to invite the Chair of the Board and the Chief Executive Officer of London Hydro Inc. to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 1, 2022, from G. Valente, Chair, Board of Directors, London Hydro Inc., with respect to this matter.

Motion Passed

6. (4.4) Request for a Shareholders Meeting - HDC

Motion made by: S. Lehman

That the following actions be taken with respect to the 2021 Annual General Meeting of the Shareholder for the Housing Development Corporation, London:

a) the 2021 Annual General Meeting of the Shareholder for the Housing Development Corporation, London BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 22, 2022, for the purpose of receiving the report from the Board of Directors of the Housing Development Corporation, London in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2021 Annual Meeting to the Board of Directors for the Housing Development Corporation, London and to invite the Chair of the Board and the Executive Director of the Housing Development Corporation, London to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 12, 2022 from M. Espinoza, President & CEO, Housing Development Corporation, London with respect to this matter.

Motion Passed

7. (4.5) Consideration of Community Advisory Committees
Appointments

Motion made by: S. Lehman

a) on the recommendation of the City Clerk, the staff report dated April 26, 2022 BE RECEIVED for information, in support of citizen appointments to the London Community Advisory Committees;

b) the following individuals BE APPOINTED as Voting Members to the Accessibility Community Advisory Committee for the term ending on or before February 2024:

Mason Bruner-Moore*

Alejandro Garcia Castillo*

Umair Iqbal*

Natalie Judges*

Susan Mahipaul*

Alicia McGaw*

Jay Menard

Penny Moore*

Megan Papadakos*

John Peaire*

Bonnie Quesnel*

Pamela Quesnel

Deana Ruston*

Cora Waschkowski*

Katya Pereyaslavskaya

(*Denotes a Person with a Disability)

c) the following individuals BE APPOINTED as Voting Members to the Animal Welfare Community Advisory Committee for the term ending on or before February 2024:

Marie Blosh

Wendy Brown

Kendra Coulter

Hubert Duhamel

Alexandria Hames

Gloria Leckie

Eric Prendergast

Michelle Toplack

d) the following individuals BE APPOINTED as Voting Members to the Community Advisory Committee on Planning for the term ending on or before February 2024:

Sarah Ashman

Stephanie Bergman

Mike Bloxam

Ingrid Connidis
Gabriel de Souza Barbosa
Joshua Dent
Angus Johnson
Susan Jory
Jean Marc Metrailler
Mike Rice
Joseph Wabegijig
Mike Wallace
Kerby Waud
Margaret Whalley
Michael Wojtak

e) the following individuals BE APPOINTED as Voting Members to the Diversity, Inclusion and Anti-Oppression Community Advisory Committee for the term ending on or before February 2024:

Sue Brooks
Kymberley-Ann Burke
Michaela Hazel Castillo
Stacey Evoy
Nadia Fahd
Niko Fragis
Prabh Singh Gill
Rupinder Kaur Gill
Brian Hill
Hetham Hani Abu Karky
Mphatso Mlotha
Lissette Ochoa
Ryan O'Hagan
Jose Pineda
Audra Stonefish

f) the following individuals BE APPOINTED as Voting Members to the Ecological Community Advisory Committee for the term ending on or before February 2024:

Peter Baker
Steve Evans
Tim Hain
Susan Hall
Berta Bella Krichker
Kiana Lee
Sandy Levin
Matheus Sanita Lima

Rob McGarry

Simone Nicole Miklosi

Katrina Moser

Suba Sivakumar

Vera Tai

g) the following individuals BE APPOINTED as Voting Members to the Environmental Stewardship and Action Community Advisory Committee for the term ending on or before February 2024:

Danita Allick

Patricia Almost

Marianne Griffith

Alexandria Hames

Carol Hunsberger

Rob McGarry

Christine Mettler

Lucas Paulger

Michael Ross

Brendon Samuels

Girish Sankar

Lily Vuong

Amanda Whittingham

Islam ElGhamrawy

Nourwanda Serour

h) the following individuals BE APPOINTED as Voting Members to the Integrated Transportation Community Advisory Committee for the term ending on or before February 2024:

Ralph Buchal

Rachel Cabunoc

James Collie

Ernest Eady

Dan Foster

Trevor Kerr

Tariq Khan

Scott Leitch

Vincent Lubrano III

Devinder Luthra

Milad Malekzadeh

Sheryl Rooth

Antonio Santiago

John Vareka

Ashfaq (Kash) Husain

it being noted that all previous advisory committees and members' terms are now concluded.

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

That clause 4.5 BE AMENDED to add the following new part i):

i) that the Civic Administration BE DIRECTED to contact Patricia Almost and Girish Sankar to determine if they may be interested in applying for a position on the Ecological Community Advisory Committee.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

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

Motion to approve Item 7, clause 4.5, as amended, with the new part i).

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

8.2 8th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 8th Report of the Planning and Environment Committee BE APPROVED, excluding Items 12(3.3), 13(3.4), 14(3.5) and 16(4.2).

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 4th Report of the Trees and Forests Advisory Committee

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on March 23, 2022:

a) the document appended to the 4th Report of the Trees and Forests Advisory Committee, with respect to the Climate Emergency Action Plan - Trees and Forests Advisory Committee (TFAC) Recommendations, BE FORWARDED to the Civic Administration and the Strategic Priorities and Policy Committee (SPPC) for their review and consideration;

it being noted that a representative from TFAC will attend the SPPC meeting at which this item will be discussed in order to present their recommendations; and,

b) clauses 1.1 and 2.1 BE RECEIVED for information.

Motion Passed

3. (2.2) Bill 13 Information Report

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to Bill 13, Supporting People and Businesses Act, 2021:

a) the staff report dated April 19, 2022 entitled "Bill 13, Supporting People and Businesses Act, 2021" BE RECEIVED for information; and,

b) the above-noted staff report and the draft London Plan amendments to implement changes made by Bill 13, Supporting People and Businesses Act, 2021, to the Planning Act BE CIRCULATED for public review in advance of a future Public Participation Meeting. (2022-D02)

Motion Passed

4. (2.3) Parking Standards Review Information Report

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Parking Standards Review Information Report:

a) the preliminary alternative options of the Parking Standards Review, appended to the staff report dated April 19, 2022 as Appendix "A" BE RECEIVED; and,

b) the preliminary alternative options of the Parking Standards Update BE CIRCULATED for public comment;

it being noted that feedback received will inform a final Parking Standards Review Report and implementing a Zoning By-law Amendment that will be prepared for the consideration and approval of Municipal Council at a future meeting of the Planning and Environment Committee, including a public participation meeting. (2022-T02)

Motion Passed

5. (2.4) 3315 Oriole Drive (Formerly 1752 and 1754 Hamilton Road)
(P-9315)

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 Thames Village Joint Venture Corporation to exempt lands located at 3315 Oriole Drive (formerly 1752-1754 Hamilton Road), legally described as Lot 65, Plan 33M-814, 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 April 19, 2022 BE INTRODUCED at a future Council meeting, to exempt Lot 65, Plan 33M-814 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R1 (R1-3) in Zoning By-law No. Z.-1, which permits single detached dwellings; and,
- b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Lot 65, Plan 33M-814, as noted in clause a) above:
 - i) the applicant be advised that the cost of registration of the said by-law is to be borne by the applicant in accordance with City Policy;
 - ii) the applicant submit a draft reference plan to the City 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 City 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 City that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan;

xii) that on notice from the applicant that a reference plan has been registered, and that conveyance of the registered part lots has occurred, that Part Lot Control be re-established by the repeal of the bylaw affecting the Lot/Block in question;

xiii) the Applicant shall ensure all existing buildings, structures and hard surfaced materials are removed and the land restored to its original condition prior to creation of the parcels; and,

xiv) the Applicant shall implement the recommendations of the Environmental Noise Assessment prepared by Eng Plus Ltd., dated March 25, 2019; and the Thames Village Subdivision – Phase 2, Thames Village Joint Venture Corp. Supplemental Noise Letter prepared by LDS Consultants Inc., dated June 5, 2020; including requirement for forced air heating, warning clauses to be included in all agreements of purchase and sale or lease of these dwellings, and installation of noise attenuation barriers, all in accordance with the Subdivision Agreement and accepted servicing drawings.

(2022-D25)

Motion Passed

6. (2.5) 414-418 Old Wonderland Road (H-9482) (Relates to Bill No. 196)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Four Fourteen Inc. relating to the property located at 414 - 418 Old Wonderland Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Holding Residential R5 Special Provision (h-5*R5-7(20)) Zone TO a Residential R5 Special Provision (R5-7(20)) Zone to remove the "h-5" holding provision. (2022-D09)

Motion Passed

7. (2.6) 870 Kleinburg Drive (H-9477) (Relates to Bill No. 197)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application of Applewood Market Place Inc., relating to the property located at 870 Kleinburg Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law Z.-1 (in conformity with the Official Plan), to change the zoning of the lands FROM a Holding Special Provision Business District Commercial (h*h-100*h-173*BDC2(7))*H18*D75 Zone TO a Special Provision Business District Commercial (BDC2(7))*H18*D75 Zone to remove the "h", "h-100" and "h-173" holding provisions. (2022-D09)

Motion Passed

8. (2.7) 459 Hale Street (39CD-18503)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by 1247987 Ontario Inc. (Artisan Homes Inc.), relating to the property located at 459 Hale Street, the Approval Authority BE REQUESTED to approve a one (1) year extension to Draft Plan Approval for the residential vacant land plan of condominium File No. 39CD-18503, SUBJECT TO the revised conditions contained in the staff report dated April 19, 2022, as Schedule "B" . (2022-D09)

Motion Passed

9. (2.8) 1395 Riverbend Road (H-9486) (Relates to Bill No. 198)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Limited, relating to the property located at 1395 Riverbend Road, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Business District Commercial BDC (h*h-206*BDC(31)) Zone TO a Business District Commercial BDC (BDC(31)) Zone to remove the "h" and "h-206" holding provisions. (2022-D09)

Motion Passed

10. (3.1) 520 Sarnia Road (OZ-9432) (Relates to Bill No.'s 182, 185 and 199)

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 Horizen Developments LP, relating to the property located at 520 Sarnia Road:

a) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 520 Sarnia Road to permit an 8-storey apartment building and by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan;

b) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the 1989 Official Plan to ADD a policy to Section 10.1.3 – "Policies for Specific Areas" that would modify the 'Community Commercial Node' designation to permit an eight (8) storey apartment building with a total of 129 residential units at a density of 168 units per hectare without a commercial component on the ground floor, and also align this policy context with The London Plan;

c) the attached, revised, proposed by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan and The London Plan, as amended in clauses a) and b) above), to change the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone TO a Residential R9 Special Provision Bonus (R9-7() *B-) Zone;

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

- i) provide individual or common walkways that connect to the ground floor units to the City sidewalk, to encourage and allow residents and visitors to easily walk to transit and nearby amenities. Landscape buffering can be provided between the amenity spaces and the walkway to delineate the public from the private realm;
- ii) provide sufficient setbacks for site plan planting requirements, and sufficient setbacks to retain existing trees and protect offsite tree roots, and/or provide adequate soil volumes for required perimeter plantings;
- iii) include a sufficiently sized landscape buffer along the southern property line to provide space for the retaining wall and planting to screen between the residential uses to the south and the parking area;
- iv) include all connections to the sewer on Chapman Court from these lands and the adjacent Commercial property (Shell Gas Station); and,
- v) provide all details and information regarding all easements, all servicing sewers through the subject site, any and all setbacks as required while ensuring there are no conflicts or encroachments to existing easements and servicing, no buildings or structures are to be constructed over top of existing building sewers crossing this property or removal;

d) the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential apartment building, with a maximum height of eight (8) storeys, 129 dwelling units and a maximum density of 168 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated April 19, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

1) Exceptional Building Design

- a built form located along Sarnia Road that establishes a built edge with primary building entrance, street oriented units and active uses along this frontage;
- treatment of the first three-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- a contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- an adequately sized interior side yard setback is provided to allow for ample space for pedestrian connections, bicycle parking and landscaping to transition between the proposed building and the existing uses to the northeast;
- a larger than required rear yard setback is proposed between the building and the medium-density and high-density residential uses to the south, southeast and southwest;

- each elevation incorporates vertical portions of the building that are offset to provide for a unique visual variety and texture along the façade;
- a variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and
- universal accessibility including units that provide the opportunity for any and all demographics, able-bodied or not, to live in the proposed development;

2) Provision of Affordable Housing

- a total of two(2) bachelor residential units will be provided for affordable housing;
- rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- the duration of affordability set at 50 years from the point of initial occupancy;
- the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

e) 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 height of eight (8) storeys, and same number of proposed units of 129 for which public notification has been given;

it being noted that the Planning and Environment Committee received a revised recommendation, by-law and staff presentation with respect to this matter;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.; and,
- D. Radakovic, 30 Chapman Court;

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, Our City, Key Directions, City Design and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment meets the criteria for specific area policies in the 1989 Official Plan;
- the recommendation aligns the policy context of the 1989 Official Plan with The London Plan policies to exclusively permit the proposed residential development;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of

development;

- the recommended amendment facilitates the development of affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, and a quality design standard to be implemented through a subsequent site plan application. (2022-D09)

Motion Passed

11. (3.2) 551 - 555 Waterloo Street (Z-9372) (Relates to Bill No. 200)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with respect to the application of David Russel relating to the property located at 551-555 Waterloo Street, the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone;

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

- i) boundary landscaping along the north and west property boundaries to meet the standards of the Site Plan Control By-law and have screening/privacy qualities;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- N. Dyjach, Strik Baldinelli Moniz;

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;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation;
- the recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

Motion Passed

15. (4.1) Urban Agriculture Strategy - 2021 Annual Report

Motion made by: A. Hopkins

That, the Civic Administration BE REQUESTED to report back at a future meeting of the appropriate Standing Committee, including but not limited to, the following related to the Urban Agriculture Strategy:

- a) a clear process to apply to use city-owned land for urban agriculture;
- b) an inventory of available land and a process to work with civic administration to inquire;
- c) a standard licensing agreement and a standard rate for a licensing agreement (example \$2.00/year);
- d) a transparent and equitable approach to determine who can enter into agreements;
- e) standards for expected outcomes and uses of the city land to ensure productivity and impact; and,
- f) to ensure the cost of this process is low to reduce financial barriers;

it being pointed out that the Planning and Environment Committee received the following communications:

- the staff report dated April 19, 2022 entitled "Urban Agriculture Steering Committee"; and,
- a communication dated March 28, 2022 from S. Franke, Co-Chair, Urban Agriculture Steering Committee, with respect to these matters. (2022-D09)

Motion Passed

12. (3.3) Tow Truck / Impound Yard Zoning By-law Review (Z-9428) (Relates to Bill No. 201)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the zoning review initiated by The Corporation of the City of London, relating to all lands within the City of London, the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the London Plan), to make zoning text changes to Sections 2 (Definitions), Section 28 (Restricted Service Commercial Zone), Section 40 (Light Industrial Zone), Section 41 (General Industrial Zone) and Section 42 (Heavy Industrial Zone) to address tow truck business and impounding yard land uses;

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

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- MNK Towing;

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

- the zoning review was initiated by the City of London to implement the London Plan Place Type Industrial policies and address zoning issues identified through the Business License review process;
- zoning changes were required to tow truck businesses and impound yards in specific zones which implement the policies; and,
- the amendments also provide for a broader range of possible locations for those uses to address one of the industries concerns. (2022-C01A)

Motion made by: A. Hopkins

Seconded by: M. Cassidy

That Item 12 (3.3) BE AMENDED to read as follows:

That, on the recommendation of the Director, Planning and Development, based on the zoning review initiated by The Corporation of the City of London, relating to all lands within the City of London, the revised, ~~attached~~, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the London Plan), to make zoning text changes to Sections 2 (Definitions), Section 28 (Restricted Service Commercial Zone), Section 40 (Light Industrial Zone), Section 41 (General Industrial Zone) and Section 42 (Heavy Industrial Zone) to address tow truck business and impounding yard land uses;

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

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- MNK Towing;

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

- the zoning review was initiated by the City of London to implement the London Plan Place Type Industrial policies and address zoning issues identified through the Business License review process;
- zoning changes were required to tow truck businesses and impound yards in specific zones which implement the policies; and,
- the amendments also provide for a broader range of possible locations for those uses to address one of the industries concerns. (2022-C01A)

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Motion made by: J. Fyfe-Millar

Seconded by: S. Lehman

That item 12 (3.3) as amended, BE APPROVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

13. (3.4) 1521 Sunningdale Road West and 2631 Hyde Park Road (39T-21056) (Relates to Bill No.'s 183, 186 and 202)

At 5:15 PM, Deputy Mayor J. Morgan places Councillor A. Hopkins in the Chair.

At 5:20PM, Deputy Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

That, further to the direction from Municipal Council on October 5, 2021 to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Low Density Residential and Environmental Review designation and to amend The London Plan to change the Place Type of the subject lands FROM a Green Space place type TO a Neighbourhoods Place Type and Environmental Review Place Type to be considered at a future public participation meeting of the Planning and Environment Committee, the following actions be taken with respect to the application of Auburn Developments Inc., relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road:

- a) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the Official Plan to change the designation of the subject lands FROM an Open Space designation TO a Multi-Family, Medium Density Residential designation, Low Density Residential designation and Open Space designation;
- b) the proposed by-law appended to the staff report dated April 19, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to:
 - i) amend The London Plan to change the Place Type of the subject lands FROM a Green Space Place Type, TO a Neighbourhoods Place Type and a Green Space Place Type; and,
 - ii) amend The London Plan to change the Street Classifications of the subject lands to add Street A and Street B as a Neighbourhood Connector to Map 3 – Street Classifications;
- c) the ~~attached~~, revised, proposed by-law (Appendix "C") BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Open Space (h-5-h-21-OS3) Zone TO a Holding Residential R1 (h-h-100-h-149-h-_-R1-3) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-2-h-100-h-110-h-149-h-_-R1-3/R4-6(*)) Zone; a Holding Residential R1 (h-h-100-h-149- h-_-R1-10) Zone; a Holding Residential R1/Residential R4 Special Provision (h-h-110-h-149-h-_-R1-3/R4-6(*)) Zone; a Holding Residential R4/Residential R5/ Residential R6 Special Provision (h-h-5-h-53-h-100-h-110-h-149- h-_-R4-6(*)/R5-5(*)/R6-5(*)) Zone; a Holding Residential R4/ Residential R5/ Residential

R6/ Residential R7/ Residential R8, Restricted Office Special Provision (h•h-5•h-53•h-100•h-110•h-149•h-__•R4-6(*)/R5-5(*)/R6-5(*)/R7•H13•D75(*)/R8-4•H13•D75(*)/RO1(*)/RO2(*) Zone; a Holding Open Space, Residential R4/ Residential R5/ Residential R6 Special Provision (h•h-5•h-53•h-100•h-110•h-149•h-__•OS1//R4-6(*)/R5-5(*)/R6-5(*) Zone; an Open Space (OS1) Zone; an Open Space (h-222•OS1) Zone; and an Open Space (h-222•OS5) Zone;

d) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Auburn Developments Inc., relating to the lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road; and,

e) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed Plan of Subdivision as submitted by Auburn Developments Inc., prepared by Stantec (Project No. 161413708), certified by Jeremy C.E. Mathews O.L.S., dated March 17, 2022, which shows a total of thirteen (13) low density residential blocks (Blocks 1-13), two (2) medium density residential blocks (Blocks 14-15), one (1) park block (Block 16), one (1) stormwater management facility/medium density residential block (Block 17), three (3) future road blocks (Blocks 18-20), four (4) road widening blocks (Blocks 21-24), three (3) road reserve blocks (Blocks 25-27), one (1) stormwater management facility/open space block (Block 28), and one (1) open space block (Block 29), serviced by five (5) new local streets, SUBJECT TO the conditions contained in Appendix "D" appended to the staff report dated April 19, 2022;

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

- the staff presentation; and,
- a communication dated April 13, 2022 from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Campbell, Zelinka Priamo Ltd.;
- R. Cracknell, 1535 Sunningdale Road West;
- B. Denda, 2545 Hyde Park Road;
- L. Regnier, 1445 Sunningdale Road West;
- M. Moussa, 155 Thornton Avenue;
- A. Jomaa, 1431 Sunningdale Road West; and,
- A. El-Turk, no address provided;

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

- the proposed and recommended amendments are consistent with the Provincial Policy Statement 2020, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs, provide for and accommodate an appropriate affordable and market-based range and mix of housing type and densities to meet the projected requirements of current and future residents;
- the proposed Draft Plan of Subdivision and 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 proposed and recommended amendments conform to the

in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation, Low Density Residential designation and the Open Space designation;

- the proposed and recommended zoning amendments will facilitate an appropriate form of low and medium density residential development that conforms to The London Plan, and the 1989 Official Plan.

- the recommended Draft Plan supports a broad range of low and medium density residential development opportunities within the site including more intensive, low-rise apartments along the Sunningdale Road West and Hyde Park Road. The Draft Plan has been designed to support these uses and to achieve a visually pleasing development that is pedestrian friendly, transit supportive and accessible to the surrounding community. (2022-D09)

Yeas: (8): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, J. Fyfe-Millar, and S. Hillier

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

Absent: (1): Mayor E. Holder

Motion Passed (8 to 6)

14. (3.5) 1284 Sunningdale Road West (Z-9548) (Relates to Bill No. 203)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application of Thames Valley District School Board relating to lands located at 1284 Sunningdale Road West, the ~~attached~~, revised, proposed by-law (Appendix 'A') BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Holding Residential R4/R6/R7/R8 (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75) Zone TO a Holding Residential R4/R6/R7/R8, Neighbourhood Facility (h•h-54•h-71•h-95•h-100•R4-6(14)/R6-5/R-7•H15•D75•R-8•H15•D75•NF1) Zone;

it being pointed out that the Planning and Environment Committee received a communication dated April 13, 2022, from J. Pratt, Associate Director and Treasurer, Thames Valley District School Board, with respect to these matters;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- G. Vogt, Thames Valley District School Board;

it being 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 the development of an elementary school and day care 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: (12): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelosa, J. Fyfe-Millar, and S. Hillier

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

Absent: (1): Mayor E. Holder

Motion Passed (12 to 2)

16. (4.2) Mayor Holder - UNESCO Designation - London is Canada's 'City of Music'

Motion made by: A. Hopkins

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

- a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,
- b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken for late spring, summer, and fall months to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

Motion made by: S. Turner

Seconded by: J. Fyfe-Millar

That part b) BE AMENDED to replace the words, "for late spring, summer, and fall months" with the word, "year-round".

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Motion made by: S. Lewis

Seconded by: J. Fyfe-Millar

That part b), as amended, BE APPROVED.

- b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken year-round to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Motion made by: A. Hopkins

Motion to approve part a):

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Clause 4.2, as amended reads as follows:

That the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

a) the Civic Administration BE DIRECTED to report back, in a timely manner, on specific geographical borders for the establishment of a Core Area Entertainment District, while also defining what such a District may constitute; and,

b) the Civic Administration BE DIRECTED to report back on tangible actions that can be undertaken year-round to demonstrate how music, entertainment, and culture can aid in fueling our community's ongoing economic and social recovery; it being noted that actions may include, but should not be limited to, pursuing additional supportive investments from federal and provincial government partners.

8.3 9th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 9th Report of the Planning and Environment Committee BE APPROVED, excluding Items 7 (3.1) and 9 (3.3).

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 1300 Riverbend Road (H-9452) (Relates to Bill No. 204)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Limited, relating to the property located at 1300 Riverbend Road, the proposed by-law appended to the staff report dated April 25, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 3, 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 Business District Commercial BDC (h*h-206*BDC(31)) Zone TO a Business District Commercial BDC (BDC(31)) Zone to remove the "h" and "h-206" holding provisions. (2022-D09)

Motion Passed

3. (2.5) 2021 Annual Report on Building Permit Fees

Motion made by: A. Hopkins

That, the staff report dated April 25, 2022 entitled "Annual Report on Building Permit Fees", with respect to building permit fees collected and costs administration and enforcement of the Building Code Act and regulations for 2021, BE RECEIVED for information. (2022-P10)

Motion Passed

4. (2.2) Audit and Accountability Fund - Intake 3 - Continuous Improvement of Development Approvals - Single Source Award - Site Plan Resubmission Process Review

Motion made by: A. Hopkins

That, the staff report dated April 25, 2022 entitled "Audit and Accountability Fund – Intake 3: Continuous Improvement of Development Approvals - Single Source Award for the Site Plan Resubmission Process Review" BE RECEIVED for information. (2022-F11)

Motion Passed

5. (2.3) Single Source Procurement of Consultant - Update to the Site Plan Control By-law and Manual

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the

award of contracts through Single Source procurement of a consultant for an update to the Site Plan Control By-law and Manual requiring the Planning and Environment Committee and the Municipal Council approval for awards greater than \$50,000:

- a) a Single Source Procurement in accordance with section 14.4(e) of the Procurement of Goods and Services Policy BE AWARDED to SvN Architects + Planners in collaboration with HDR to conduct consulting services for the City of London to update the Site Plan Control By-law and Manual at a cost of up to \$153,250.00 (excluding HST); and,
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated April 25, 2022 as Appendix 'A'. (2022-C01/D02)

Motion Passed

- 6. (2.4) Streamline Development Approval Fund: Continuous Improvement of Development Approvals - Single Source Contract Award

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Streamline Development Approval Fund: Continuous Improvement of Development Approvals Single Source Contract Award:

- a) a Single Source Procurement in accordance with section 14.4(e) of the Procurement of Goods and Services Policy BE AWARDED to EZSigma Group, 61 Wellington Street East, Aurora, ON, L4G 1H7, to guide the continuous improvement process for the Streamline Development Approval Fund in partnership with the City of London at a cost of up to \$446,250.00 (excluding HST); and,
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report appended to the staff report dated April 25, 2022 as Appendix 'A'. (2022-D09)

Motion Passed

- 8. (3.2) Request to Remove the Heritage Listed Property at 147-149 Wellington Street from the Register of Cultural Heritage Resources

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the property located at 147-149 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- H. Garrett, Zelinka Priamo Ltd. (2022-D02/R01)

Motion Passed

10. (4.1) Heritage Alteration Permit - 18 Byron Avenue East (HAP22-016-L)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for the proposed addition and alterations to the heritage designated property at 18 Byron Avenue East, within the Wortley Village-Old South Heritage Conservation District BE REFUSED;

it being noted that the proposed addition and alterations do not comply with the Wortley Village-Old South Heritage Conservation District Plan policies, The London Plan policies, and the Provincial Policy Statement. (2022-D09/R01)

Motion Passed

11. (4.2) 183 Ann Street and 197 Ann Street - Designation under Part IV of the Ontario Heritage Act

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of built resources at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidate parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W) DESIGNATED AS PART 1, PLAN 33R-20622, the following actions be taken:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource on the municipal address located at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E as appended to the staff report dated April 25, 2022;

b) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource located at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E as appended to the staff report dated April 25, 2022 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

c) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource located at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F as appended to the staff report dated April 25, 2022; and,

d) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource located at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F as appended to the staff report dated April 25, 2022 BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal. (2022-D09/R01)

Motion Passed

12. (4.3) 4th Report of the London Advisory Committee on Heritage

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 4th Report of the London Advisory Committee on Heritage, from its meeting held on April 13, 2022:

a) on the recommendation of the Director, Planning and Development, the properties located at 147-149 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources; it being noted that, should demolition on the property occur, the London Advisory Committee on Heritage encourages the developer to salvage the gable and other heritage features;

b) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for the proposed addition and alterations to the heritage designated property located at 18 Byron Avenue East, within the Wortley Village-Old South Heritage Conservation District BE REFUSED; it being noted that the proposed addition and alterations do not comply with the Wortley Village-Old South Heritage Conservation District Plan policies, The London Plan policies, and the Provincial Policy Statement; it being further noted that the London Advisory Committee on Heritage encourages the applicant to continue to work with the Heritage Planners with respect to this matter;

c) on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the staff report, dated April 13, 2022, related to the designation of built resources at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidated parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622:

- i) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource on the municipal address 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report;
- ii) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of the above-noted staff report, BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;
- iii) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F of the above-noted staff report; and,

iv) should no objections to Municipal Council's notice of intention to designate be received, by-laws to designate the built resource 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F of the above-noted staff report, BE INTRODUCED at a future meeting of Municipal Council within 90 days of the end of the objection period;

it being noted that, should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal; and,

d) clauses 1.1, 3.1 to 3.5, inclusive, 4.1 and 5.1 BE RECEIVED for information.

Motion Passed

7. (3.1) 1055 Fanshawe Park Road West (OZ-9444) (Relates to Bill No.'s 184, 187 and 205)

Motion made by: S. Lehman

That, notwithstanding the Civic Administration's recommendation, the application by Quincy Developments, relating to the property located at 1055 Fanshawe Park Road West, the application BE APPROVED;

a) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Specific Area Policy 1074_ of The London Plan to increase the maximum Gross Floor Area for medical/dental office uses to 6,342.4 square metres;

b) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend the 1989 Official Plan to ADD a new policy to Section 10.1.3 – "Policies for Specific Areas" to permit a maximum medical/dental office Gross Floor Area of 6,342.4 square metres; and,

c) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan and The London Plan as amended in parts a) and b) above), to change the zoning of the subject property FROM an Office Special Provision (OF5(6)) Zone TO an Office Special Provision (OF5(_)) Zone;

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

- the staff presentation; and,
- the agent for the applicant's presentation;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- D. Hannam, Zelinka Priamo Ltd.;

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

- the application is consistent with the 2020 Provincial Policy Statement as it promotes the efficient use of an underutilized site;
- the application is consistent with the Climate Emergency Action Plan in regard to developing neighbourhoods with walkable personal services including family medical needs; and,
- the use does not compete with the downtown. (2022-D02)

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

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

Absent: (1): Mayor E. Holder

Motion Passed (9 to 5)

9. (3.3) 64-86 St. George Street and 175-197 Ann Street (OZ-9127)

Motion made by: A. Hopkins

That, the following actions be taken with respect to the application by St. George and Ann Block Limited, relating to the property located at 84-86 St. George Street and 175-197 Ann Street:

- a) the application BE REFERRED back to the Civic Administration in order to meet with the Applicant/Agent with an aim to address potential rail safety concerns and opportunities for traffic mitigation measures and buffering, and to allow for the Civic Administration to report back at a future Planning and Environment Committee meeting; and,
- b) the Civic Administration BE REQUESTED, in the report back, to include a bonus zone that provides for the following:
 - a minimum of thirteen (13) affordable residential rental units, including one (1) studio unit, one (1) one-bedroom unit, five (5) two-bedroom units, and six (6) three bedroom units (reflective of the unit mix proposed in the building);
 - rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
 - the duration of affordability shall be set at 50 years from the point of initial occupancy of all affordable units; and,
 - alignment of the bonus to a defined municipal priority – the owner shall be required to enter into a Tenant Placement Agreement with the City;

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

- the staff presentation;
- a communication from A.M. Valastro, R. McDowell, S. Olivastri, L. White, J. Jacobson, D. Hallam, D. Morrice and D. Fraser;
- a communication dated April 11, 2022 from J. Fooks;
- a communication dated April 21, 2022 from L. Tinsley;
- a communication dated April 21, 2022 from J. Huntten;
- a communication dated April 21, 2022 from H. Elmslie;
- a communication dated April 21, 2022 from Dr. W. Kinghorn, President, Architectural Conservancy of Ontario - London Region;
- a communication dated April 22, 2022 from AM Valastro; and,
- a communication from M. Tovey;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC Planning;
- A. Soufan, York Developments;
- A.M. Valastro;
- M. Tovey, Adjunct Assistant Professor of History, Western University;
- C. Gunn, 4EST Brewery;
- N. Kornilovsky, 695 Richmond Street;
- M. Rombough, 4EST Brewery; and,
- K. Waud, London Advisory Committee on Heritage. (2022-D09)

Motion made by: S. Lewis

Seconded by: E. Pelozza

That clause 3.3 BE AMENDED in part a) to replace the words, "at a future" with the words, "at the June 20, 2022".

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Motion made by: S. Turner

Seconded by: A. Hopkins

That clause 3.3, part a), BE AMENDED to include the following, "and that staff work with the applicant to resolve outstanding issues regarding intensity, form and the required background studies".

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Motion made by: J. Fyfe-Millar

Seconded by: S. Lewis

That Item 9, clause 3.3, as amended, BE APPROVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Clause 3.3, as amended, reads as follows:

That, the following actions be taken with respect to the application by St. George and Ann Block Limited, relating to the property located at 84-86 St. George Street and 175-197 Ann Street:

- a) the application BE REFERRED back to the Civic Administration in order to meet with the Applicant/Agent with an aim to address potential rail safety concerns and opportunities for traffic mitigation measures and buffering, and to resolve outstanding issues regarding intensity, form and required background studies, and to allow for the Civic Administration to report back at the June 20, 2022 Planning and Environment Committee meeting; and,
- b) the Civic Administration BE REQUESTED, in the report back, to include a bonus zone that provides for the following:
- a minimum of thirteen (13) affordable residential rental units, including one (1) studio unit, one (1) one-bedroom unit, five (5) two-bedroom units, and six (6) three bedroom units (reflective of the unit mix proposed in the building);
 - rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
 - the duration of affordability shall be set at 50 years from the point of initial occupancy of all affordable units; and,
 - alignment of the bonus to a defined municipal priority – the owner shall be required to enter into a Tenant Placement Agreement with the City;

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

- the staff presentation;
- a communication from A.M. Valastro, R. McDowell, S. Olivastri, L. White, J. Jacobson, D. Hallam, D. Morrice and D. Fraser;
- a communication dated April 11, 2022 from J. Fooks;
- a communication dated April 21, 2022 from L. Tinsley;
- a communication dated April 21, 2022 from J. Huntten;
- a communication dated April 21, 2022 from H. Elmslie;
- a communication dated April 21, 2022 from Dr. W. Kinghorn, President, Architectural Conservancy of Ontario - London Region;
- a communication dated April 22, 2022 from AM Valastro; and,
- a communication from M. Tovey;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC Planning;
- A. Soufan, York Developments;
- A.M. Valastro;
- M. Tovey, Adjunct Assistant Professor of History, Western University;
- C. Gunn, 4EST Brewery;
- N. Kornilovsky, 695 Richmond Street;
- M. Rombough, 4EST Brewery; and,
- K. Waud, London Advisory Committee on Heritage. (2022-D09)

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

That the Council recess at this time.

Motion Passed

The Council recesses at 6:40 PM, and resumes at 7:05 PM.

8.4 6th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 6th Report of the Community and Protective Services Committee BE APPROVED, excluding Items 6 (5.2), 7 (5.3) and 8 (5.4).

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that Councillor S. Hillier disclosed a pecuniary interest in clause 5.4 of this Report, having to do with the Deferred Matters List, specifically item number 2 on the list, by indicating that his family also hosts a five-day event.

Motion Passed

2. (2.1) Request for Proposal 2022-054 - New Play Equipment at Gibbons Park and Greenway Park

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated April 20, 2022, related to a Request for Proposal 2022-054 for New Play Equipment at Gibbons Park and Greenway Park:

- a) the bid submitted by Park N Play Design Company Limited, #20, 10 Wrangle Place SE Rocky View County, AB, T1X 0L7, to design, supply and install new playground equipment in Gibbons Park in accordance with RFP2022-054, at its bid price of \$223,215.98 (excluding HST) BE ACCEPTED;
- b) the bid submitted by New World Park Solutions Incorporated, 42 Woodway Trail, Brantford, ON, N3R 6G7, to design, supply and install new playground equipment in Greenway Park in accordance with RFP2022-054, at its bid price of \$170,000.00 (excluding HST) BE ACCEPTED;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this 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.

Motion Passed

3. (2.2) Update - City of London 2021-2022 Winter Response Program for Unsheltered Individuals

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Social and Health Development the staff report, dated April 20, 2022, with respect to an update on the City of London 2021-2022 Winter Response Program for Unsheltered Individuals, BE RECEIVED. (2022-S14)

Motion Passed

4. (2.3) Irregular Result RFP 21-74: Dental Program Administration Single Bid Award Recommendation

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Social and Health Development and with the concurrence of the Director, Financial Services, the following actions be taken with respect to the staff report, dated April 20, 2022, related to an Irregular Result RFP 21-74 Dental Program Administration Single Bid Award Recommendation, as per the City of London Procurement Policy Section 19.4 "Only One Bid Received":

- a) the Request for Proposal (RFP 21-74), submitted by AccetaClaim Servcorp Inc., at the annual cost of \$58,500 (plus HST) for a three (3) year period, with the option to renew the contract for two (2) additional one (1) year periods BE ACCEPTED;
- b) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project, and;
- c) the approvals, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order relating to the subject matter of this approval. (2022-S04)

Motion Passed

5. (5.1) A. Valastro - Light Pollution By-law

Motion made by: M. Cassidy

That the verbal delegation from A.M. Valastro, with respect to a potential Light Pollution By-law, BE RECEIVED; it being noted that the communications, as appended to the Agenda, with respect to this matter, were received at the previous Community and Protective Services Committee meeting on March 29, 2022.

Motion Passed

9. (5.5) 3rd Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That the 3rd Report of the Animal Welfare Advisory Committee, from its meeting held on April 7, 2022, BE RECEIVED.

Motion Passed

6. (5.2) Clause 4.2 of the 2nd Report of the Animal Welfare Advisory Committee

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report, dated April 20, 2022, with respect to the Animal Control By-law - Reptilia, BE RECEIVED;

it being noted that the verbal delegations from the following individuals, with respect to this matter, were received:

- R. Laidlaw, Zoocheck
- W. Brown, Chair, Animal Welfare Advisory Committee
- V. Van Linden – providing the ~~attached~~ submission
- J. Van-Daele
- F. Morrison
- M. Hamer, World Animal Protection
- R. Murphy, Reptilia
- B. Child, Reptilia
- M. Lerner

it being further noted that the following communications, as appended to the Agenda and the Added Agenda, with respect to this matter, were received:

- M. Lerner
- J. Winston
- L. Corneli, McCOR Management Inc.

and it being noted that clause 4.2 of the 2nd Report of the Animal Welfare Advisory Committee, from the meeting held on March 3, 2022, with respect to this matter, was received.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

Motion made by: M. Cassidy

That clause 5.2 of the 6th Report of the CPSC BE AMENDED to add the following new part b):

“b) the Civic Administration BE DIRECTED to bring forward to the next meeting of the Strategic Priorities and Policy Committee, a report that would outline options for amendments to By-law PH-3 that could provide for the keeping of Class 7 animals in the City of London, under specific terms and conditions; it being noted that that such amendments could include, but not be limited to the following:

- An accreditation and/or regulation mechanism for specific types of facilities;
- Amendments to the Class 7 animal definition to differentiate between animals born in the wild from those born in captivity, and/or exceptions in the Class;
- Educational facilities;
- A specific delegated authority to Civic Administration for PH-3 exceptions to prohibited animals, under certain conditions”

Motion Passed

Motion made by: M. Cassidy

That the proposed amendment, BE FURTHER AMENDED, to include a Public Participation Meeting, with the report back noted in the aforementioned proposed amendment.

Yeas: (12): M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, S. Turner, J. Fyfe-Millar, and S. Hillier

Nays: (2): A. Hopkins, and E. Peloza

Absent: (1): Mayor E. Holder

Motion Passed (12 to 2)

Motion made by: M. Cassidy

That the proposed amendment, as amended, BE APPROVED:

That clause 5.2 of the 6th Report of the CPSC BE AMENDED to add the following new part b):

b) the Civic Administration BE DIRECTED to bring forward to the next meeting of the Strategic Priorities and Policy Committee, a report that would outline options for amendments to By-law PH-3 that could provide for the keeping of Class 7 animals in the City of London, under specific terms and conditions; it being noted that that such amendments could include, but not be limited to the following:

- An accreditation and/or regulation mechanism for specific types of facilities;
- Amendments to the Class 7 animal definition to differentiate between animals born in the wild from those born in captivity, and/or exceptions in the Class;
- Educational facilities;
- A specific delegated authority to Civic Administration for PH-3 exceptions to prohibited animals, under certain conditions

it being noted that there will be a Public Participation Meeting included with the above-noted report back to the Strategic Priorities and Policy Committee.

Yeas: (5): M. van Holst, S. Lewis, M. Hamou, P. Van Meerbergen, and S. Hillier

Nays: (9): M. Salih, J. Helmer, M. Cassidy, J. Morgan, S. Lehman, A. Hopkins, S. Turner, E. Peloza, and J. Fyfe-Millar

Absent: (1): Mayor E. Holder

Motion Passed (5 to 9)

7. (5.3) "Graphic" Flyer Deliveries to Residential Properties (Relates to Bill No.'s 181 and 188)

Motion made by: M. Cassidy

That the following actions be taken with respect to the staff report, dated April 20, 2022, with respect to "Graphic" Flyer Deliveries to Residential Properties:

a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022, to regulate the delivery of graphic images in the City of London; and,

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on May 3, 2022, to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to designate the Delivery of Graphic Images By-law.

Yeas: (13): 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

Nays: (1): M. van Holst

Absent: (1): Mayor E. Holder

Motion Passed (13 to 1)

8. (5.4) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at April 11, 2022, BE RECEIVED.

Motion made by: M. Cassidy

That Item 2 of the Deferred Matters List for the Community and Protective Services Committee BE RECEIVED.

Yeas: (13): 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, and J. Fyfe-Millar

Recuse: (1): S. Hillier

Absent: (1): Mayor E. Holder

Motion Passed (13 to 0)

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at April 11, 2022, with the exception of Item 2, BE RECEIVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

9. (5.5) 3rd Report of the Animal Welfare Advisory Committee
Motion made by: M. Cassidy
That the 3rd Report of the Animal Welfare Advisory Committee, from its meeting held on April 7, 2022, BE RECEIVED.

Motion Passed

- 8.5 6th Report of the Corporate Services Committee
Motion made by: S. Lewis
That the 6th Report of the Corporate Services Committee BE APPROVED.
Yeas: (14): 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
Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest
Motion made by: S. Lewis
That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (4.3) Application - Issuance of Proclamation - Apraxia Awareness Day 2022
Motion made by: S. Lewis
That based on the application dated March 25, 2022 from Apraxia Kids, May 14, 2022 BE PROCLAIMED as Apraxia Awareness Day 2022.

Motion Passed

3. (4.4) Application - Issuance of Proclamation - Day of Action Against Anti-Asian Racism
Motion made by: S. Lewis
That based on the application dated March 27, 2022 from Stand With Asians Coalition, May 10, 2022 BE PROCLAIMED as Day of Action Against Anti-Asian Racism.

Motion Passed

4. (4.5) Application - Issuance of Proclamation - Southwestern Ontario Film Week
Motion made by: S. Lewis

That based on the application dated March 21, 2022 from Forest City Film Festival, October 16 to 23, 2022 BE PROCLAIMED as Southwestern Ontario Film Week.

Motion Passed

5. (4.6) Application - Issuance of Proclamation - Longest Day of Smiles

Motion made by: S. Lewis

That based on the application dated April 1, 2022 from Operation Smile Canada, June 19, 2022 BE PROCLAIMED as Longest Day of Smiles.

Motion Passed

6. (4.7) Application - Issuance of Proclamation - Action Anxiety Day

Motion made by: S. Lewis

That based on the application dated April 7, 2022 from Anxiety Canada, June 10, 2022 BE PROCLAIMED as Action Anxiety Day.

Motion Passed

7. (4.1) 2021 Year-End Operating Budget Monitoring Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Year-End Operating Budget Monitoring Report:

a) the 2021 Operating Budget Year-End Monitoring Report for the Property Tax Supported Budget, Water Budget, and Wastewater and Treatment Budget BE RECEIVED for information, an overview of the net corporate positions prior to the recommendations listed in the staff report dated April 19, 2022 and contribution to the Operating Budget Contingency Reserve are outlined below:

- i) Property Tax Supported Budget surplus of \$19.6 million;
- ii) Water Rate Supported Budget surplus of \$3.7 million;
- iii) Wastewater and Treatment Rate Supported Budget surplus of \$2.2 million;

b) the contribution of year-end Property Tax Supported, Water Rate Supported and Wastewater and Treatment Rate Supported Budget surplus to the applicable Contingency Reserve up to the respective contingency target, in accordance with the Council approved Surplus/Deficit Policy BE RECEIVED for information:

- i) \$7.0 million to the Operating Budget Contingency Reserve, noting the balance remains under its target;
- ii) \$2.4 million to the Water Budget Contingency Reserve, noting the balance reaches its target with this contribution;
- iii) \$2.2 million to the Wastewater and Treatment Budget Contingency Reserve, noting the balance remains under its target;

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

- i) an additional \$2 million contribution to the New Affordable Housing Reserve Fund to support future affordable housing initiatives, noting a \$10 million contribution was previously approved and reflected in the surplus noted in part a), bringing the total contribution to \$12 million;
- ii) \$5 million contribution to the Infrastructure Gap Reserve Fund to support the City's effort to mitigate growth in the infrastructure gap;
- iii) a one-time grant to support Covent Garden Market operations in the amount of \$1.8 million due to COVID-19 financial impacts. See Appendix "C", as appended to the staff report dated April 19, 2022, for funding request letter from Covent Garden Market;
- iv) a one-time grant to support RBC Place London operations in the amount of \$0.5 million due to COVID-19 financial impacts. See Appendix "D", as appended to the staff report dated April 19, 2022, for funding request letter from RBC Place;

it being noted that the remaining surplus, after taking into consideration the recommendations in the above-noted report, will be allocated in accordance with the Council-approved Surplus/Deficit Policy;

d) the presentation (Appendix "E" to the staff report) providing an overview of 2021 Year-End Budget Monitoring BE RECEIVED for information;

it being noted that the reported year-end position is subject to completion of the financial statement audit.

Motion Passed

8. (4.2) 2021 Year-End Capital Budget Monitoring Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Year-End Capital Budget Monitoring Report:

- a) the 2021 Year-End Capital Budget Monitoring Report BE RECEIVED for information; it being noted that the life-to-date capital budget represents \$2.33 billion with \$1.58 billion committed and \$0.75 billion uncommitted; it being further noted that the City Treasurer, or designate, will undertake the housekeeping budget adjustments identified in the Report, in accordance with the Multi-Year Budget Policy adopted by amending by-law No. CPOL.-45(b)-239;
- b) the status updates of active 2018 life-to-date capital budgets (2018 and prior) having no future budget requests, appended to the staff report dated April 19, 2022 as Appendix "B", BE RECEIVED for information;
- c) the following actions be taken with respect to the completed capital projects identified in Appendix "C", which have a total of \$12.1 million of net surplus funding:
 - i) the capital projects included in Appendix "C" BE CLOSED;
 - ii) the following actions be taken with respect to the funding

associated with the capital projects approved for closure in c) i), above:

Rate Supported;

- A) pay-as-you-go funding of \$2.3 million BE TRANSFERRED to capital receipts;
- B) authorized debt financing of \$1.1 million BE RELEASED resulting in a reduction of authorized, but unissued debt;
- C) uncommitted reserve fund drawdowns of \$1.9 million BE RELEASED back into the reserve funds which originally funded the projects;

Non-Rate Supported

- D) uncommitted reserve fund drawdowns of \$2.6 million BE RELEASED back into the reserve funds which originally funded the projects;
- E) authorized debt financing of \$3.6 million BE RELEASED resulting in a reduction of authorized, but unissued debt; and
- F) other net non-rate supported funding sources of \$647 thousand BE ADJUSTED in order to facilitate project closings.

Motion Passed

8.6 6th Report of the Civic Works Committee

Motion made by: E. Pelosa

That the 6th Report of the Civic Works Committee BE APPROVED.

Yeas: (14): 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

Absent: (1): Mayor E. Holder

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Appointment of Transportation and Mobility Big Data Provider - Irregular Result

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 April 20, 2022, related to the appointment of a transportation and mobility Big Data provider:

- a) Streetlight Data Inc. BE APPOINTED the vendor to provide Transportation and Mobility Big Data per their submitted proposal,

in the total amount of \$168,935.00, including contingency, excluding HST, in accordance with Sections 12.2 (c) of the City of London's Procurement of Goods and Services Policy; it being noted that this is an Irregular Result due to only one submission being received to the open call for proposals;

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 with the consultant 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. (2022-T05)

Motion Passed

3. (2.2) Adelaide WWTP Climate Change Resilience Class EA - Notice of Completion

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 April 20, 2022, related to the Adelaide Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment - Notice of Completion:

a) the Notice of Completion BE FILED with the Municipal Clerk; and,

b) the Adelaide Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment report BE PLACED on public record for a 30-day review period. (2022-E05)

Motion Passed

4. (2.3) Greenway WWTP Climate Change Resilience Class EA - Notice of Completion

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 April 20, 2022, related to the Greenway Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment Notice of Completion:

a) the Notice of Completion BE FILED with the Municipal Clerk; and,

b) the Greenway Wastewater Treatment Plant Climate Change Resilience Class Environmental Assessment report BE PLACED on public record for a 30-day review period. (2022-E05)

Motion Passed

5. (2.4) Construction Partnership with the County of Middlesex - 2022 Road Rehabilitation Program - Gideon Drive Rehabilitation

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 April 20, 2022, related to the rehabilitation of Gideon Drive:

- a) the City's share of a County of Middlesex tender in the amount of \$393,445.50 BE APPROVED; it being noted that the funding is included in an approved City budget and the method of purchase is in accordance with Section 14.4 (g), (h) and (i) of the City of London's Procurement of Goods and Services Policy, covering purchases with another public body;
- b) the financing for this project BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report; and,
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2022-T06)

Motion Passed

6. (2.5) Unwanted Water: Addressing Overflows and Bypasses from London's Wastewater Collection and Treatment System

Motion made by: E. Pelosa

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the staff report dated April 20, 2022, related to the quantifying of the impacts of the City's unwanted water issues BE RECEIVED for information. (2022-E05)

Motion Passed

7. (2.6) Contract Award: Tender RT21-121 Greenway UV Upgrade Construction - Irregular Result

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 April 20, 2022, related to the award of the construction contract for upgrades to the UV disinfection system at the Greenway Wastewater Treatment Plant:

- a) the bid submitted by Kingdom Construction Limited at its tendered price of \$3,372,250.00, excluding HST, for upgrades to the UV disinfection system at Greenway Wastewater Treatment Plant, BE ACCEPTED in accordance with Section 19.3 (a) of the City of London's Procurement of Goods and Services Policy; it being noted that the bid submitted by Kingdom Construction Limited was the only bid received in response to RFT21-121;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;

- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT21-121); 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. (2022-E03)

Motion Passed

8. (2.7) Single Source Appointment of Services for the Dingman Creek Surface Water Monitoring Program

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the appointment of Upper Thames River Conservation Authority (UTRCA) for the Surface Water Monitoring of the Dingman Creek Subwatershed:

- a) the UTRCA BE APPOINTED to complete the 2022 Dingman Creek Surface Monitoring Program in accordance with the estimate, on file, at an upset amount of \$188,005.83, including 10% contingency, excluding HST, in accordance with Section 14.4 (d) and (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. (2022-E13)

Motion Passed

9. (2.8) SS-2022-106 Supply and Delivery of Traffic Paint

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 20, 2022, related to the supply and delivery of traffic paint:

- a) that approval hereby BE GIVEN to enter a two (2) year contract for the supply and delivery of traffic paint to Ennis Paint Canada ULC, at the quoted price of \$177,092 per year; it being noted that the pricing was provided through participation in the Elgin/Middlesex/Oxford Purchasing Co-Operative (EMOP) and is therefore a single source purchase as per Section 14.4 (g) of the City of London's Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these contracts;
- c) the approval given, herein, BE CONDITIONAL upon the Corporation negotiating satisfactory prices, terms and conditions with Ennis Paint Canada ULC to the satisfaction of the Manager of Purchasing and Supply and the Deputy City Manager, Environment and Infrastructure; and,
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order relating to the subject matter of this approval. (2022-T06)

Motion Passed

10. (4.1) Speed Reduction Petition - Dingman Drive

Motion made by: E. Pelosa

That the following actions be taken with respect to the speed reduction petition for Dingman Drive dated March 31, 2022 and on file in the City Clerk's Office:

- a) the petition and resident correspondence, with respect to this matter, BE RECEIVED; and,
- b) the matter BE REFERRED to Civic Administration for a traffic study review with a future report, related to this matter, to be presented to the Civic Works Committee. (2022-T08)

Motion Passed

11. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at April 11, 2022, BE RECEIVED.

Motion Passed

At 8:27 PM Councillor S. Hillier leaves the meeting.

8.7 2nd Report of the Audit Committee

Motion made by: J. Helmer

That the 2nd Report of the Audit Committee BE APPROVED.

Yeas: (13): 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, and J. Fyfe-Millar

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

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Helmer

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (4.1) Internal Audit Follow Up Activities Update Dashboard

Motion made by: J. Helmer

That the communication from MNP, with respect to the internal audit follow up activities update dashboard, BE RECEIVED.

Motion Passed

3. (4.2) Draft Internal Audit Plan - Overview for Audit Committee

Motion made by: J. Helmer

That the following actions be taken with respect to the Draft Internal Audit plan:

a) the Internal Audit Plan from MNP dated April 13, 2022, BE APPROVED; and

b) the communication dated April 13, 2022, from MNP, with respect to the draft internal audit plan - overview for Audit Committee, BE RECEIVED;

it being noted that Audit Plan will be revised to reflect timing of Q2 2023 for the Records Management & Retention audit.

Motion Passed

4. (4.3) Internal Audit Charter

Motion made by: J. Helmer

That the communication from MNP, with respect to the internal audit charter, BE RECEIVED.

Motion Passed

9. Added Reports

9.1 7th Report of Council in Closed Session

Councillor S. Lehman reports progress on the matter considered In Closed Session.

9.2 7th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 7th Report of the Corporate Services Committee BE APPROVED.

Yeas: (13): 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, and J. Fyfe-Millar

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

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (4.1) 2022 Debenture Issuance Update

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Debenture Issuance:

a) the issuance of serial debentures for a total of \$21,000,000 BE APPROVED, noting the average all-in rate is 3.563% over a 10-year term; and,

b) the attached proposed by-law as appended to the staff report dated May 2, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on May 3, 2022 to authorize the borrowing upon serial debentures in the aggregate principal amount of \$21,000,000 towards the cost of certain capital works of the Corporation of the City of London;

it being noted that the Corporate Services Committee received a presentation from Kevin Martin and Chris Meston (RBC), with respect to this matter.

Motion Passed

10. Deferred Matters

None.

11. Enquiries

At 8:30 PM, Deputy Mayor Morgan places Councillor S. Lehman in the Chair.

Deputy Mayor Morgan inquires with respect to any potential changes that may be required with respect to procurement of goods and services, as this may relate to federal sanctions. The Deputy City Manager, Finance Supports advises that the policy is well positioned to accommodate this.

At 8:32 PM, Deputy Mayor Morgan resumes the Chair.

12. Emergent Motions

None.

13. By-laws

Motion made by: P. Van Meerbergen
Seconded by: M. Cassidy

That Introduction and First Reading of Bill No.'s 180 to 204, excluding Bill No.'s 183, 184, 186, 187, and 202, the Added Bill No. 206, BE APPROVED.

Yeas: (13): 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, and J. Fyfe-Millar

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

Motion Passed (13 to 0)

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

That Second Reading of Bill No.'s 180 to 204, excluding Bill No.'s 183, 184, 186, 187, and 202, and including the revised Bill No. 201, and the Added Bill No. 206, BE APPROVED.

Yeas: (13): 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, and J. Fyfe-Millar

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

Motion Passed (13 to 0)

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

That Third Reading and Enactment of Bill No.'s 180 to 204, excluding Bill No.'s 183, 184, 186, 187, and 202, and including the revised Bill No. 201, and the Added Bill No. 206, BE APPROVED.

Yeas: (13): 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, and J. Fyfe-Millar

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

Motion Passed (13 to 0)

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

That Introduction and First Reading of Bill No.'s 183, 186 and 202, BE APPROVED.

Yeas: (8): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

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

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

Motion Passed (8 to 5)

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

That Second Reading of Bill No.'s 183, 186 and 202, BE APPROVED.

Yeas: (7): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

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

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

Motion Passed (7 to 6)

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

That Third Reading and Enactment of Bill No.'s 183, 186 and 202, BE APPROVED.

Yeas: (7): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

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

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

Motion Passed (7 to 6)

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

That Introduction and First Reading of Bill No.'s 184, 187 and 205, BE APPROVED.

Yeas: (8): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

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

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

Motion Passed (8 to 5)

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

That Second Reading of Bill No.'s 184, 187 and 205, BE APPROVED.

Yeas: (8): M. van Holst, S. Lewis, M. Salih, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

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

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

Motion Passed (8 to 5)

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

That Third Reading and Enactment of Bill No.'s 184, 187 and 205, BE APPROVED.

Yeas: (7): M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

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

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

Motion Passed (7 to 6)

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

Bill No. 180	By-law No. A.-8242-121 - A by-law to confirm the proceedings of the Council Meeting held on the 3rd day of May, 2022. (City Clerk)
Bill No. 181	By-law No. A-54-22010 - 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" to designate the Delivery of Graphic Images By-law. (5.3/6/CPSC)
Bill No. 182	By-law No. C.P.-1284(wv)-122 - A by-law to amend the Official Plan for the City of London, 1989 relating to 520 Sarnia Road. (3.1b/8/PEC)
Bill No. 183	By-law No. C.P.-1284(ww)-123 - A by-law to amend the Official Plan for the City of London, 1989 relating to 1521 Sunningdale Road West and 2631 Hyde Park Road. (3.4a/8/PEC)
Bill No. 184	By-law No. C.P.-1284(wx)-124 - A by-law to amend the Official Plan for the City of London, 1989 relating to 1055 Fanshawe Park Road West. (3.1b/9/PEC)
Bill No. 185	By-law No. C.P.-1512(bd)-125 - A by-law to amend The London Plan for the City of London, 2016 relating to relating to 520 Sarnia Road. (3.1a/8/PEC)
Bill No. 186	By-law No. C.P.-1512(be)-126 - A by-law to amend The London Plan for the City of London, 2016 relating to 1521 Sunningdale Road West and 2631 Hyde Park Road. (3.4b/8/PEC)
Bill No. 187	By-law No. C.P.-1512(bf)-127 - A by-law to amend The London Plan for the City of London, 2016 relating to 1055 Fanshawe Park Road West. (3.1a/9/PEC)
Bill No. 188	By-law No. PW-14 - A by-law to regulate the delivery of graphic images in the City of London. (5.3/6/CPSC)
Bill No. 189	By-law No. S.-6175-128 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Byron Baseline Road east of Griffith Street) (Chief Surveyor – registered as ER1445921 pursuant to SPA21-050 and in accordance with Z.-1)
Bill No. 190	By-law No. S.-6176-129 - A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as part of Oriole Drive. (Chief Surveyor – registration of 33M-814 requires 0.3 m reserve on abutting plan RP747 for unobstructed legal access through subdivision)
Bill No. 191	By-law No. S.-6177-130 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Kilally Road west of Webster Street; and Webster Street south of Kilally Road) (Chief Surveyor – for road widening purposes)
Bill No. 192	By-law No. W.-5600(c)-131 - A by-law to amend by-law No. W.-5600-57, as amended, entitled "A by-law to authorize the Adelaide Street Grade Separation CPR Tracks. (Project No. TS1306)." (4.5/5/CWC)

Bill No. 193	By-law No. W.-5618(d)-132 - A by-law to amend by-law No. W.-5618-64, as amended, entitled "A by-law to authorize the Southdale Road Widening-Farnham Road to Pine Valley (Project No. TS1629-1)" (6.2/4/CSC)
Bill No. 194	By-law No. W.-5654(b)-133 - A by-law to amend by-law No. W.-5654-291, as amended, entitled "A by-law to authorize the 2019-2023 Active Transportation Project (Project No. TS173919)" (4.2/5/CWC)
Bill No. 195	By-law No. W.-5684-134 - A by-law to authorize Project TS1336 – Intersection Southdale – Colonel Talbot (Roundabout). (2.5/5/CWC)
Bill No. 196	By-law No. Z.-1-223020 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 414 - 418 Old Wonderland Road. (2.5/8/PEC)
Bill No. 197	By-law No. Z.-1-223021 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 870 Kleinburg Drive. (2.6/8/PEC)
Bill No. 198	By-law No. Z.-1-223022 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1395 Riverbend Road. (2.8/8/PEC)
Bill No. 199	By-law No. Z.-1-223023 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 520 Sarnia Road. (3.1c/8/PEC)
Bill No. 200	By-law No. Z.-1-223024 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 551-555 Waterloo Street. (3.2/8/PEC)
Bill No. 201	By-law No. Z.-1-223025 - A by-law to amend By-law No. Z.-1 to make general zoning changes related to Tow Truck and Impound Yard uses. (3.3/8/PEC)
Bill No. 202	By-law No. Z.-1-223026 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1521 Sunningdale Road West and 2631 Hyde Park Road. (3.4c/8/PEC)
Bill No. 203	By-law No. Z.-1-223027 - A by-law to amend By-law No. Z.-1 to rezone lands located at 1284 Sunningdale Road West. (3.5/8/PEC)
Bill No. 204	By-law No. Z.-1-223028 - A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at 1300 Riverbend Road. (2.1/9/PEC)
Bill No. 205	By-law No. Z.-1-223029 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1055 Fanshawe Park Road West. (3.1c/9/PEC)
Bill No. 206	By-law No. D.-778-135 - A by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$21,000,000.00 towards the cost of certain capital works of The Corporation of the City of London. (4.1/7/CSC)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 8:57 PM.

Josh Morgan, Deputy Mayor

Michael Schulthess, City Clerk

Corporate Services Committee

Report

7th Special Meeting of the Corporate Services Committee
May 2, 2022

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

ABSENT: Mayor E. Holder

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

Remote Attendance: Councillor S. Hillier; L. Livingstone, A. Barbon, B. Card, S. Corman, J. Davison, M. Galczynski, K. Murray, M. Schulthess

The meeting is called to order at 12:00 PM; it being noted that Councillors M. Cassidy and M. Hamou were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

None.

4. Items for Direction

4.1 2022 Debenture Issuance Update

Moved by: J. Morgan

Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Debenture Issuance:

a) the issuance of serial debentures for a total of \$21,000,000 BE APPROVED, noting the average all-in rate is 3.563% over a 10-year term; and,

b) the proposed by-law as appended to the staff report dated May 2, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on May 3, 2022 to authorize the borrowing upon serial debentures in the aggregate principal amount of \$21,000,000 towards the cost of certain capital works of the Corporation of the City of London;

it being noted that the Corporate Services Committee received a presentation from Kevin Martin and Chris Meston (RBC), with respect to this matter.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

Moved by: M. Cassidy

Seconded by: M. Hamou

The meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 12:10 PM.

Bill No. 206
2022

By-Law No. D.-778-135

A by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$21,000,000.00 towards the cost of certain capital works of The Corporation of the City of London.

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the "Act") provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of the City of London (the "City") authorized each capital work of the City set out in Column (2) of Schedule "A" attached hereto and forming part of this By-law ("Schedule "A") and the issue of debentures therefor in the respective principal amount specified in Column (3) of Schedule "A" (individually a "Capital Work", collectively the "Capital Works");

AND WHEREAS before authorizing each Capital Work and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Council of the City had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation. Prior to the Council of the City authorizing each Capital Work, each such additional cost amount and each such additional debenture authority, the Treasurer of the City determined that the estimated annual amount payable in respect of each Capital Work, each such additional cost amount and each such additional debenture authority, would not cause the City to exceed the updated limit and that the approval of each Capital Work, each such additional cost amount and each such additional debenture authority by the Ontario Land Tribunal or its predecessor pursuant to such regulation was not required;

AND WHEREAS to provide long-term financing for the Capital Works it is now deemed to be expedient to borrow money by the issue and sale of instalment debentures of the City in the aggregate principal amount of \$21,000,000.00 payable at the times and bearing interest at the rates hereinafter set forth, as agreed to by the City on April 20, 2022.

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

1. For the Capital Works, the borrowing upon the credit of the City at large of the aggregate principal amount of \$21,000,000.00 and the issue of instalment debentures therefor within the term of 10 years in denominations of \$1,000.00 and any integral multiples thereof, as hereinafter set forth, are hereby authorized.
2. The Mayor or the Deputy Mayor and the Treasurer of the City are hereby authorized to cause any number of instalment debentures in the aggregate principal amount of \$21,000,000.00, as described in section 1 above (the "**Debentures**"), payable in annual instalments of principal (May 9) with semi-annual instalments of interest thereon (May 9 and November 9, commencing on November 9, 2022) to be issued for such amounts of money as may be required for the Capital Works in global and definitive forms, not exceeding in total the said aggregate principal amount of \$21,000,000.00. The Debentures shall bear

the City's municipal seal and the signatures of the Mayor or the Deputy Mayor and of the Treasurer of the City, all in accordance with the provisions of the Act. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs. The Debentures shall initially be issued in global fully registered form as one debenture certificate in the aggregate principal amount of \$21,000,000.00 substantially in the form of Schedule "B" attached hereto and forming part of this By-law (the "**Global Debenture**"). The Global Debenture shall initially be issued in the name of CDS & CO. as nominee of CDS Clearing and Depository Services Inc. ("**CDS**"), and shall provide for payment of principal and interest, electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as the Global Debenture is held by CDS.

3. (1) The Debentures shall all be dated the 9th day of May, 2022, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall mature within the term of years set out in Column (6) of Schedule "A" and the respective amounts of interest or of principal and interest payable in each of the years during the currency of the Debentures shall be as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**"). The Debentures maturing (principal payable) in the year 2023 shall bear interest at the rate of 2.40% per annum, the Debentures maturing (principal payable) in the year 2024 shall bear interest at the rate of 2.90% per annum, the Debentures maturing (principal payable) in the year 2025 shall bear interest at the rate of 3.15% per annum, the Debentures maturing (principal payable) in the year 2026 shall bear interest at the rate of 3.20% per annum, the Debentures maturing (principal payable) in the year 2027 shall bear interest at the rate of 3.30% per annum, the Debentures maturing (principal payable) in the year 2028 shall bear interest at the rate of 3.35% per annum, the Debentures maturing (principal payable) in the year 2029 shall bear interest at the rate of 3.45% per annum, the Debentures maturing (principal payable) in the year 2030 shall bear interest at the rate of 3.55% per annum, the Debentures maturing (principal payable) in the year 2031 shall bear interest at the rate of 3.60% per annum and the Debentures maturing (principal payable) in the year 2032 shall bear interest at the rate of 3.65% per annum.

(2) Payments in respect of principal and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
4. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable both before and after default and judgment. Any amounts payable by the City as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
5. In limited circumstances (as agreed to by both the City and CDS) the Global Debenture shall be exchangeable for certificated Debentures in definitive fully registered form in authorized denominations upon surrender of the Global Debenture to the Treasurer of the City provided that there is at least one definitive Debenture which matures in each of the remaining years of the currency of the Global Debenture. The definitive Debentures shall aggregate the same principal amount as the principal outstanding balance of the Global Debenture as of the record date for such exchange in accordance with the provisions of the Global Debenture, shall bear the same interest rates and maturity dates, shall bear all unmatured interest obligations and shall have the same benefits and be subject to the same terms and conditions as the Global

Debenture (except insofar as they specifically relate to the Global Debenture). In issuing definitive Debentures no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture. The definitive Debentures shall be in fully registered form, payable as to principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the City's bank designated in the definitive Debentures. Prior to maturity, the definitive Debentures shall be payable as to interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.

6. In each year in which a payment of an instalment of interest or of principal and interest becomes due in respect of the Debentures there shall be raised as part of the general municipal levy the amounts of interest or of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
7. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
8. The City shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures may be recorded and the City is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
9. The City shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The City shall deem and treat registered holders of the Debentures, including the Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the City on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the City. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the City.
10. The Debentures are transferable or exchangeable at the office of the Treasurer upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the City and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
11. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity dates and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen, destroyed

- or dematerialized, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized) furnished the City with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the City in its discretion; and (c) surrendered to the City any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
12. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity dates and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
 13. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the City. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the City shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry the name of the registered holder as directed by the transferor.
 14. Subject to an agreement that the City may enter into to the contrary, reasonable fees may be imposed by the City for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized and for the replacement of any of the interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed. When new Debentures are issued in substitution in these circumstances the City shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
 15. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
 16. (1) The Mayor or the Deputy Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued and the execution of the purchase letter in respect of the Debentures, dated as at April 20, 2022, by the Treasurer (Deputy City Manager, Finance Supports & City Treasurer) is hereby ratified, confirmed and approved. One or more of the Treasurer and the Clerk are hereby authorized to generally do all things and to execute all other documents and papers in the name of the City in order to carry out the sale of the Debentures through CDS's book entry only system and the Treasurer or the Clerk, as the case may be, is authorized to affix the City's municipal seal to any of such documents and papers.
 - (2) The money received by the City from the sale of the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Works, and to no other purpose except as permitted by the Act.

17. The City reserves the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.
18. Subject to the City's statement of investment policies and goals and the applicable legislation, the City may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the City may in its discretion determine.
19. This By-law comes into force on the day it is passed.

Passed in Open Council on May 3, 2022

Josh Morgan
Deputy Mayor

Michael Schulthess
City Clerk

THE CORPORATION OF THE CITY OF LONDON					
SCHEDULE "A" TO BY-LAW NO. D.-778-135					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
General – Rate / Tax Supported (91210)					
W.-5600-57 W.-5600(a)-47 W.-5600(b)-167	Capital costs in connection with the Adelaide Street Grade Separation Canadian Pacific Railway (CPR) tracks project (TS1306)	22,714,638.00	Nil	2,020,000.00	10
W.-5569-376 W.-5569(a)-19 W.-5569(b)-98	Capital costs in connection with the Wharncliffe Rd widening - Becher St to Springbank project (TS1355-1)	17,605,408.00	Nil	4,000,000.00	10
W.-5654-291 W.-5654(a)-96	Capital costs in connection with the 2019-2023 active transportation project (TS173919)	3,614,664.00	Nil	1,500,000.00	10
W.-5656-14 W.-5656(a)-178	Capital costs in connection with the Dundas Place - Thames Valley Parkway active transportation connection - Public Transit Infrastructure Stream Program (PTIS) project (TS1748)	1,068,001.00	Nil	1,013,000.00	10
W.-5662-111	Capital costs in connection with the Dundas Street Old East Village streetscape improvements – PTIS project (TS1749)	2,186,940.00	1,231,300.00	955,640.00	10
W.-5598-54 W.-5598(a)-521 W.-5598(b)-43 A.-7961-98	Capital costs in connection with the East Multi-Purpose Recreation Centre project (RC2756)	23,384,735.00	18,792,370.00	2,800,000.00	10
Total – General Rate / Tax Supported (91210)				12,288,640.00	

THE CORPORATION OF THE CITY OF LONDON					
SCHEDULE "A" TO BY-LAW NO. D.-778-135					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
Non-Rate / Tax Supported (RESF88-95410)					
W.-5643-22 W.-5643(a)-110	Capital costs in connection with the Industrial Land Development Strategy (ILDS) sanitary servicing trunk and internal oversizing project (ID1057)	7,250,000.00	5,100,000.00	590,000.00	10
Total – Non-rate / Tax Supported (RESF88-95410)				590,000.00	
Non-Rate / Tax Supported (RESF99-95410)					
W.-5558-198 W.-558(a)-310 W.-558(b)-272 W.-558(c)-56	Capital costs in connection with the Mud Creek erosion and flooding remediation- stormwater servicing project (ES2681)	8,210,621.00	Nil	750,000.00	10

THE CORPORATION OF THE CITY OF LONDON					
SCHEDULE "A" TO BY-LAW NO. D.-778-135					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
W.-5667-198	Capital costs in connection with the Huron Industrial Lands System Stormwater Management Facility (SWMF) upgrade project (ID2095A)	4,311,209.00	Nil	3,525,000.00	10
W.-5642-466 W.-5642(a)-193	Capital costs in connection with the southwest capacity improvement project (ES5263)	18,938,987.00	4,300,000.00	2,846,360.00	10
W.-5641-465	Capital costs in connection with the Wonderland Pumping Station upgrade project (ES5264)	5,000,000.00	Nil	1,000,000.00	10
Total – Non-rate / Tax Supported (RESF99-95410)				8,121,360.00	
TOTAL				21,000,000.00	

THE CORPORATION OF THE CITY OF LONDON

Schedule "B" to By-law NO. D.-778-135

Unless this certificate is presented by an authorized representative of CDS Clearing and Depository Services Inc. ("**CDS**") to The Corporation of the City of London or its agent for registration of transfer, exchange or payment, and any certificate issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS (and any payment is made to CDS & CO. or to such other entity as is requested by an authorized representative of CDS), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered holder hereof, CDS & CO., has a property interest in the securities represented by this certificate herein and it is a violation of its rights for another person to hold, transfer or deal with this certificate.

No. FRG22-01

\$21,000,000.00

C A N A D A
Province of Ontario
THE CORPORATION OF THE CITY OF LONDON

FULLY REGISTERED GLOBAL INSTALMENT DEBENTURE

THE CORPORATION OF THE CITY OF LONDON (THE "**ISSUER**"), for value received, hereby promises to pay to

CDS & CO.

as nominee of CDS or registered assigns, subject to the Conditions attached hereto which form part hereof (the "**Conditions**"), by the final maturity date of this global debenture (May 9, 2032), the principal amount of

Twenty-One Million Dollars
----- (\$21,000,000.00) -----

by annual payments on the 9th day of May in each of the years 2023 to 2032, both inclusive, in the amounts set forth in the attached Schedule (the "**Schedule**") in lawful money of Canada, and to pay interest thereon until the final maturity date of this Global Debenture in like money in semi-annual payments from May 9, 2022, or from the last date on which interest has been paid on this Global Debenture, whichever is later, at the rates of interest set forth in the Schedule, in arrears on the 9th day of May and the 9th day of November, in each year, commencing on November 9, 2022 (each, a "**Payment Date**") in the manner provided in the Conditions. Subject to the Conditions, interest shall be paid on default at the applicable rate set out in the Schedule both before and after default and judgment. The applicable interest rate, the payments of principal and interest and the principal balance outstanding in each year are shown in the Schedule.

This Global Debenture is subject to the Conditions.

DATED at the City of London the 9th day of May, 2022.

IN TESTIMONY WHEREOF and under the authority of the related debenture by-law (Bill No. 206) duly passed by the Council of the Issuer on the 3rd day of May, 2022, pursuant to which this Global Debenture is authorized and issued (the "**Debenture By-law**"), this Global Debenture is sealed with the municipal seal of the Issuer and signed by the Deputy Mayor and by the Treasurer thereof.

Date of Registration: May 9, 2022

Deputy Mayor

(seal)

Treasurer

SCHEDULE

Year	CUSIP No.	ISIN No.	Interest Rate %	Semi-annual Interest		Principal May 9 \$	Total Annual Payment \$	Principal Balance Outstanding May 9 \$
				May 9 \$	November 9 \$			
2022					341,775.00	-	341,775.00	21,000,000.00
2023	541908LE7	CA541908LE74	2.40	341,775.00	316,575.00	2,100,000.00	2,758,350.00	18,900,000.00
2024	541908LF4	CA541908LF40	2.90	316,575.00	286,125.00	2,100,000.00	2,702,700.00	16,800,000.00
2025	541908LG2	CA541908LG23	3.15	286,125.00	253,050.00	2,100,000.00	2,639,175.00	14,700,000.00
2026	541908LH0	CA541908LH06	3.20	253,050.00	219,450.00	2,100,000.00	2,572,500.00	12,600,000.00
2027	541908LJ6	CA541908LJ61	3.30	219,450.00	184,800.00	2,100,000.00	2,504,250.00	10,500,000.00
2028	541908LK3	CA541908LK35	3.35	184,800.00	149,625.00	2,100,000.00	2,434,425.00	8,400,000.00
2029	541908LL1	CA541908LL18	3.45	149,625.00	113,400.00	2,100,000.00	2,363,025.00	6,300,000.00
2030	541908LM9	CA541908LM90	3.55	113,400.00	76,125.00	2,100,000.00	2,289,525.00	4,200,000.00
2031	541908LN7	CA541908LN73	3.60	76,125.00	38,325.00	2,100,000.00	2,214,450.00	2,100,000.00
2032	541908LP2	CA541908LP22	3.65	38,325.00	-	2,100,000.00	2,138,325.00	-
				1,979,250.00	1,979,250.00	21,000,000.00	24,958,500.00	

LEGAL OPINION

We have examined the Debenture By-law of the Issuer authorizing the issue of instalment debentures in the aggregate principal amount of \$21,000,000.00 dated May 9, 2022 and maturing in ten (10) instalments of principal of varying amounts on the 9th day of May in each of the years 2023 to 2032, both inclusive.

The Debenture By-law has been properly passed and is within the legal powers of the Issuer. The instalment global debenture issued under the Debenture By-law (in the aggregate principal amount of \$21,000,000.00), substantially in the within form (the “**Global Debenture**”) is a direct, general, unsecured and unsubordinated obligation of the Issuer. The Global Debenture is enforceable against the Issuer subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*, as amended. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Global Debenture.

Toronto, May 9, 2022

WeirFoulds LLP

CONDITIONS OF GLOBAL DEBENTURE

Form, Denomination, Ranking and Beneficial Interests in Global Debenture

1. The debentures issued pursuant to the Debenture By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons in denominations of \$1,000.00 and any integral multiples thereof.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Issuer. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Issuer except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is a Global Debenture registered in the name of the nominee of CDS and held by CDS. Beneficial interests in this Global Debenture are represented through book entry accounts, to be established and maintained by CDS, on its records for CDS’s participants (the “Participants”) in accordance with its participant agreement and rules and procedures which are posted on CDS’s website.
4. Except in the limited circumstances described herein, owners of beneficial interests in this Global Debenture will not be entitled to have Debentures registered in their names, will not receive or be entitled to receive physical delivery of Debentures and will not be considered registered holders of Debentures under the Conditions. The Issuer does not have any responsibility or liability for maintaining, supervising or reviewing any records of CDS or Participants relating to payments made or to be made by CDS or any Participant on account of beneficial ownership interests in this Global Debenture.

Certificated Debentures

5. This Global Debenture is exchangeable, in whole but not in part, for certificated Debentures in definitive form registered in the name of a person other than CDS or its nominee only upon the occurrence of any of the following events: (a) upon 30 days notice by CDS to the Issuer, CDS may discontinue the eligibility of this Global Debenture on deposit, or cease to hold this Global Debenture in respect of the Debentures; or (b) if CDS ceases to be a recognized clearing agency under applicable Canadian or provincial securities legislation and a successor is not appointed; or (c) if the Issuer gives CDS appropriate notice that it is unable or unwilling to continue to have CDS hold this Global Debenture as a book entry only security or that it desires or has processed an entitlement requiring a withdrawal of this Global Debenture, and the Issuer has all right, power, capacity and authority to do so.
6. Debentures issued in exchange for this Global Debenture shall be issued as certificated Debentures in definitive form in authorized denominations, shall have the same benefits and be subject to the same terms and conditions as this Global Debenture (except insofar as they specifically relate to this Global Debenture as such), shall be registered in such names and in such denominations as CDS shall direct and shall be delivered as directed by the persons in whose names such definitive Debentures are to be registered.
7. Upon the exchange of certificated Debentures in definitive form for this Global Debenture, the Issuer shall receive and cancel this Global Debenture, shall reduce the holdings of CDS & CO. on the registry to nil and shall issue or cause to be issued in exchange for this Global Debenture certificated Debentures in definitive form in an aggregate principal amount equal to and in exchange for the Participants’ proportionate interests in this Global Debenture as of the record date for such exchange, as directed by CDS. On or after any such exchange, but only to the extent reasonably practicable in the circumstances, the Issuer shall make all payments in respect of such certificated Debentures in definitive form to the registered holders thereof, notwithstanding such exchange occurred after the record date for any payment and prior to such payment date.

Registration

8. The Issuer will keep at its designated office in the City of London a registry in which shall be entered the names and addresses of the registered holders of Debentures and particulars of the Debentures held by them respectively and in which transfers, exchanges and substitutions of Debentures may be registered.

Title

9. The Issuer shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Issuer shall deem and treat registered holders of Debentures, including this Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Issuer on the Debentures to the extent of the amount or amounts so paid.

Payments of Principal and Interest

10. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date, including a maturity date. Principal of and interest on the Debentures are payable by the Issuer to the persons registered as holders in the registry on the relevant record date. The Issuer shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

11. The Issuer shall make all payments in respect of annual principal and semi-annual interest on the Debentures on the Payment Dates commencing with a payment of semi-annual interest on November 9, 2022 electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as this Global Debenture is held by CDS.

12. In the case that certificated Debentures in definitive form are issued, the Issuer shall make all payments in respect of principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the Issuer's bank designated in the definitive Debentures, and prior to maturity, shall make payments of interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.

13. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.

14. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.

15. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Issuer.

16. In the case of the death of one or more joint registered holders, despite sections 9 and 15 of the Conditions, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Issuer.

Transfers, Exchanges and Substitutions

17. Debentures are transferable or exchangeable at the office of the Treasurer of the Issuer upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Issuer and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

18. The Issuer shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity dates and of like form in the

event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft, destruction or dematerialization, provided that the applicant therefor shall have: (i) paid such costs as may have been incurred in connection therewith; (ii) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized Debenture) furnished the Issuer with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Issuer in its discretion; and (iii) surrendered to the Issuer any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.

19. Each Debenture executed and delivered upon any registration of transfer or exchange for or in substitution for any Debenture or part thereof shall carry all the rights to interest, if any, accrued and unpaid which were carried by such Debenture or part thereof and shall be so dated.

20. Subject to an agreement that the Issuer may enter into to the contrary, the Issuer shall not impose any fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the issue of new Debentures in substitution for Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized or for the issue of new cheques, in substitution for interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed.

Purchases

21. Subject to the investment policies and goals of the Issuer and the applicable legislation, the Issuer may, if not in default under the Debentures, at any time purchase Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Issuer may in its discretion determine.

Additional Debentures

22. The Issuer has reserved the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.

Notices

23. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Issuer or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day then such notice may be given on the next following Business Day.

Time

24. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

25. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

THE CORPORATION OF THE CITY OF LONDON

SCHEDULE "C" TO BY-LAW NO. D.-778-135

SCHEDULE

<u>S.A. INTEREST</u> <u>MAY 9</u>	<u>S.A.</u> <u>INTEREST</u> <u>NOV 9</u>	<u>MATURITY</u> <u>MAY 9</u>	<u>INTEREST</u>	<u>PRINCIPAL AMOUNT</u>	<u>S.A. INTEREST MAY</u> <u>9</u>	<u>S.A. INTEREST</u> <u>NOV 9</u>	<u>ANNUAL PAYMENT</u>
9/May/2022	9/Nov/2022	2022			\$ -	\$ 341,775.00	\$ 341,775.00
9/May/2023	9/Nov/2023	2023	2.400%	\$ 2,100,000.00	\$ 341,775.00	\$ 316,575.00	\$ 2,758,350.00
9/May/2024	9/Nov/2024	2024	2.900%	\$ 2,100,000.00	\$ 316,575.00	\$ 286,125.00	\$ 2,702,700.00
9/May/2025	9/Nov/2025	2025	3.150%	\$ 2,100,000.00	\$ 286,125.00	\$ 253,050.00	\$ 2,639,175.00
9/May/2026	9/Nov/2026	2026	3.200%	\$ 2,100,000.00	\$ 253,050.00	\$ 219,450.00	\$ 2,572,500.00
9/May/2027	9/Nov/2027	2027	3.300%	\$ 2,100,000.00	\$ 219,450.00	\$ 184,800.00	\$ 2,504,250.00
9/May/2028	9/Nov/2028	2028	3.350%	\$ 2,100,000.00	\$ 184,800.00	\$ 149,625.00	\$ 2,434,425.00
9/May/2029	9/Nov/2029	2029	3.450%	\$ 2,100,000.00	\$ 149,625.00	\$ 113,400.00	\$ 2,363,025.00
9/May/2030	9/Nov/2030	2030	3.550%	\$ 2,100,000.00	\$ 113,400.00	\$ 76,125.00	\$ 2,289,525.00
9/May/2031	9/Nov/2031	2031	3.600%	\$ 2,100,000.00	\$ 76,125.00	\$ 38,325.00	\$ 2,214,450.00
9/May/2032	9/Nov/2032	2032	3.650%	\$ 2,100,000.00	\$ 38,325.00	-	\$ 2,138,325.00
GRAND TOTAL				\$ 21,000,000.00	\$ 1,979,250.00	\$ 1,979,250.00	\$ 24,958,500.00

**REPORT ON REVIEW OF CONDUCT OF COUNCILLOR, MICHAEL VAN HOLST
AT MEETING OF CITY COUNCIL MAY 3, 2022**

INTRODUCTION

I do not generally comment on Integrity Commissioner Reports once they have been completed and submitted. In this case, I have received a complaint regarding the conduct of Councillor Michael van Holst, the subject of my recent Report of April 19, 2022, and asked to further investigate his conduct. Accordingly, I have done so.

FACTS

On April 19, 2022, I released the report on my Code of Conduct investigation concerning Michael van Holst's activities related to the City of London Members of Council Proof of COVID-19 Vaccination Policy. That report was put before Council on May 3, 2022, for consideration. After a brief discussion, the report and its findings were accepted by Council by a vote of 13 to 1. The recommendation that Council issue a reprimand of Councillor van Holst which was dealt with by a separate vote of Council was defeated on the basis of a 7 to 7 tie vote.

Late in the afternoon of May 3, 2022, I received an email communication concerning the vote. The concerns raised in the email were that Councillor van Holst did not declare a conflict of interest prior to the vote – a vote that would inherently impact him alone and proceeded to vote on the matter. As a result, the vote on the reprimand wound up being a tie vote and the motion was defeated.

The communication made reference to adherence to the City's Code of Ethics suggested that the Councillor had a conflict of interest and requested an investigation as to whether Councillor van Holst failed to identify and disclose a conflict of interest. Councillor van Holst was copied on that email communication.

Shortly after I received that email, I received an email reply from Councillor van Holst copied to the complainant stating that he did not have a conflict of interest in this matter. He raised a concern that in declaring a conflict of interest it would mean that he could not participate in the debate which would allow him to object to portions of the ruling. He further stated that if it was found that he was out of order, he would move for reconsideration of the vote at the earliest opportunity.

In reply to this, the complainant stated that in the event the Councillor chose to seek re-election, a reprimand is an official record of performance and therefore there would be a pecuniary interest in the matter.

Councillor van Holst's further response was to note that the Integrity Commissioner's findings of his violation of sections of the Code and their adoption by Council are also official. He stated that the question is whether he had the right to have a say in the matter. He stated that if the

answer to that question is no, he would do the best that he could to rectify the matter. He further commented that the issue didn't strike him until he had to select the yes or no button in voting. He firmly stated that he saw no pecuniary interest.

ANALYSIS

The City's Code of Ethics to which the Complainant refers is a document that applies to City employees. It does not apply to City Councillors as they are not employees of the City. The relevant governing documents with respect to a City Councillor would be the Code of Conduct for Members of Council and the Municipal Conflict of Interest Act.

The relevant provisions of the Code of Conduct generally refer to the Municipal Conflict of Interest Act on these issues. Section 5(1) of the Municipal Conflict of Interest Act refers to Councillors' obligations in cases of direct or indirect pecuniary interest. It states as follows:

"5(1) Where a member either on his or her own behalf or while acting for, by with or through another, has a pecuniary interest, direct or indirect and is present at a meeting of the Council or local board at which the matter is the subject of consideration, the member, (a) shall, prior to any consideration of the matter at the meeting, disclose the interest and general nature thereof; (b) shall not take part in the discussion of, or vote on any question in respect of the matter; and (c) shall not attempt in any way whether before, during or after the meeting to influence the voting on any such question."

As a result of amendments to the act, Section 5(2.1) was included dealing with the status of a member when council is considering imposition of a penalty:

"5(2.1) The Following rules apply if the matter under consideration at a meeting or a part of a meeting is to consider whether to suspend the remuneration paid to the member under subsection 223.4(5) or (6) of the Municipal Act 2001 or under subsection 160(5) or (6) of the City of Toronto Act, 2006:

1. Despite clauses 1(b) and (c) the member may take part in the discussion of the matter, including making submissions to council or the local board as the case may be and may attempt to influence the voting on any question in respect of the matter, whether before, during or after the meeting. However, the member is not permitted to vote on any question in respect of the matter."

Therefore, where council is considering imposition of a penalty a member may participate in the discussion but is not to vote on the issue. In the case of Councillor van Holst, at the May 3, 2022, meeting at which the Integrity Commissioner's report was to be considered, he distributed a memo to other Members of Council commenting on the report and he did not participate in the discussion. He voted both on the question of accepting the report and the recommended sanction. He did not declare a conflict.

The recommendation in the report was to issue a reprimand. Suspension of remuneration was not recommended although it was open to Council to impose such suspension. There was a

suggestion in the Complaint that a reprimand, if Councillor van Holst chose to run for council again could result in a defeat at the polls which could lead to a corresponding loss of income. This was suggested as a pecuniary interest.

I would suggest that this would be quite remote and speculative so as not to qualify as a pecuniary interest.

In a 2013 Decision, the Ontario Divisional Court commented on the position of a Member of Council in such a situation:

“In our view, it is not correct as the Respondent argues and the Application Judge appears to have accepted, that a member is precluded from speaking whenever a Code violation is before the council just because council has the power to impose a financial penalty. The pecuniary interest of the member must be a real one. Unless the report of the Integrity Commissioner recommends an economic sanction, or if there is some real likelihood that a financial penalty is contemplated, the member is not precluded from speaking to a report on his conduct. There is no reason to preclude a member from speaking to a report recommending a reprimand or requesting an apology. Given the importance of procedural fairness and especially the right to be heard, the individual should not be precluded from speaking, absent a real financial interest that has crystalized.” (Magder Ford 2013 Carswell Ont. 3 DIV CT)

It would appear that in this case, there is no “real likelihood of a financial penalty” against Councillor van Holst. Accordingly, it would appear that it is appropriate for him to participate in the discussion and the vote on the Integrity Commissioner’s report.

This leaves the one unspoken concern, that it was Councillor van Holst’s vote that created the tie and defeated approval of the recommendation for a reprimand. The Ontario Courts have ruled that neither the outcome of the vote or the effect of the result is relevant to the issue of contravention of Conflict of Interest legislation (Graham v. McCallion (1982) 137 DLR (3d) 433(ONT. CO. CT., affirmed (1982) 39 OR (2d) 740 (ONT. DIV. CT)).

The courts have further ruled that how a vote was cast, its outcome or the motive of the member are of no consequence with respect to conflict of interest. (Greene v. Borins (1985), 50 O.R. (2d) 513 (ONT. DIV. CT.).

Therefore, it would appear that from the point of view of conflict of interest, the fact that Councillor van Holst’s vote produced the tie vote is of no consequence in this case.

CONCLUSION

Considering all of this, it was not inappropriate for Councillor van Holst to participate in the proceedings concerning the Integrity Commissioner’s report at the May 3, 2022, meeting of Council.

APPLICATION TO A JUDGE

Pursuant to section 223.4.1(16) and (17) of the Municipal Act, after completing an inquiry concerning conflict of interest, the Commissioner is to advise the applicant if he or she will not be making an application to a Justice of the Superior Court of Justice and the reasons for that decision.

I do not intend to make such application to the Superior Court of Justice. The complaint has come to me mere hours after the events which were the subject of the complaint. It is an issue that in the interest of the parties, the other Members of Council and the public generally should be responded to promptly. The issues here are not complicated, and the facts appear not to be disputed. The evidence is largely available in the comments of the complainant and the Councillor who do not contradict one another. The conduct during the council meeting is available on the video which I have viewed. There does not appear to be any factual dispute or credibility issue. In my opinion, the review and determination of this matter does not warrant burdening the parties and the taxpayers with the costs that would be entailed in an application to the Superior Court of Justice. Accordingly, I have not done so.

Dated at Goderich, Ontario this 10th day of May, 2022.



Gregory F. Stewart
Integrity Commissioner for the City of London

From: JOHN MELLOTT

Sent: Monday, May 9, 2022 2:40 PM

To: PEC <pec@london.ca>

Cc: Vivian, Melanie <mvivian@london.ca>; Cassidy, Maureen <mcassidy@london.ca>;

Subject: [EXTERNAL] 1140 Fanshawe Park E. Plan Revision Application & May 9 Meeting

Please consider this submission, as I am unable to attend the May 9, 2022 meeting in person or virtually. Please also forward this for the May 24, 2022 Council meeting.

Most of these items have been expressed by those in the existing neighbourhood.

Today's meeting:

- The meeting time and location are very inconvenient for neighbours throughout the affected area. A public meeting should be held at Stoney Creek Public School at around 6:30 p.m.

The Maps provided:

- The two maps mailed to neighbours are difficult to read, even with a magnifying glass.
- Also, the two maps contradict each other - is one "before" and the other "after"?

The Requested Zoning map (the developer):

- Block 26 (Adjacent to, and immediately north of the existing single-family houses on Devos Drive, and east of Stackhouse) appears to be switching from "School Block" to R5-7 zoning, permitting "cluster stacked townhouse dwellings". The "stacked" is causing considerable concern and resentment among those of us on the north side of Devos Drive. We are very unhappy with the possibility of losing privacy in our back yards by high units directly behind us. No one has expected the area to be undeveloped, but some consideration should be given to existing residents.

- What is proposed for the tiny triangle of land that has the big old oak tree and has the street address of 1702 Stackhouse Ave? It is currently a neighbourhood dump site. It appears to be one of several miniscule remnants throughout the area owned by some hidden company.

Traffic concerns (the City):

The proposed (and currently in-progress at Fanshawe and Stackhouse) development stretching from Fanshawe Park Road to Sunningdale Road is going to bring a massive increase in traffic along Fanshawe Park Road, Stackhouse Ave, and Devos Drive, especially east of Stackhouse.

- When I moved into this neighbourhood 13 years ago, and Joni Baechler was our Ward 5 councilor, she told me that a traffic light would be installed at Stackhouse and Fanshawe Park Road when major work was done on Fanshawe, 4 years after that. I asked this again a few years later when Maureen Cassidy became our Councilor, and she said that it was to be installed. It has never happened. It is already difficult and somewhat dangerous to make a left from Stackhouse onto Fanshawe going east. With the new high density development currently being built at that corner, the proposed development across Stackhouse south of the Creek, and all of the proposed building north to Sunningdale envisioned in the Draft Plan and Zoning Proposal, a traffic light needs to be installed there ASAP. The left turn from eastbound Fanshawe Park Road onto Stackhouse will need an advanced green, as westbound traffic on Fanshawe is heavy.

- The corner of Stackhouse and Devos Drive is already somewhat dangerous, due to the curve of Stackhouse and the fences of the houses on the north and south of the corner limiting visibility. The 40 km/h speed limit is often ignored now. A lot of children cross there to go to Stoney Creek P.S. A lot more children will be doing so when the new

houses are built at the east end of Devos Drive. The new houses at the end of the street, and the northward extension of Devos to meet the eastward extension of Nicole Street will funnel a lot more cars down Devos to Stackhouse. A 4-way stop is needed at Devos and Stackhouse, rather than the existing 2-way, and perhaps a pedestrian crossing at the north side across Stackhouse for the school kids.

Please take these issues into consideration, to make the new development as good as possible.

Regards,
John Mellott
1821 Devos Drive

From: Jaime Crncich

Sent: Monday, May 9, 2022 4:18 PM

To: Vivian, Melanie <mvivian@london.ca>

Subject: [EXTERNAL] 1140 Fanshawe Park Road East

Hello Melanie,

I am a neighbour to the development 1140 Fanshawe Park Road East. I would like to submit my comments and questions about this application.

I live at 1211 Howlett Circle, the corner lot adjacent to "Block 24" and across the street from "Block 22." I am wondering if there is any further detail at this time for what is proposed for these blocks. I would like to confirm what the maximum height and density of these blocks will be, as well as what road improvements along Stackhouse and Fanshawe park road are proposed (sidewalks, possible stoplight?).

I also have looked at the UTRCA map and it appears that most of the development falls within the UTRCA regulated area. Can you please clarify how this is being addressed? I believe this area is a Provincially Significant Wetland I would like to understand how it will be protected with the implementation of this development.

Please include me on all future notices about this project.

Thank you,
Jaime Crncich



ZELINKA PRIAMO LTD

A Professional Planning Practice

May 6, 2022

Planning and Environment Committee
City of London
300 Dufferin Avenue
London, ON N6B 1Z2

Dear Chair and Members of the Planning and Environment Committee (PEC),

**Re: Proposed Victoria Park Secondary Plan – St. Peter’s Cathedral
and Diocese of London**

We are the planning consultants for St. Peter’s Cathedral (“St. Peter’s”) and the Roman Catholic Diocese of London (“the Diocese”). The Diocese owns lands extending from Dufferin Avenue north to Angel Street, including both the site of the Cathedral and that of the former St. Peter’s School. With St. Peter’s and the Diocese we have been involved from the early stages in commenting on issues relating to the Secondary Plan, and have submitted three letters with comments to staff and PEC.

We have raised concerns that the Secondary Plan is overly regulatory, lacks the flexibility necessary to ensure a high quality of design sensitive to the Cathedral, and unnecessarily restricts the development potential of the Cathedral lands. Most of the concerns set out in our letters have not been addressed.

VIEW CORRIDORS AND PHYSICAL CONNECTIONS

The Plan places three of its five view corridors and one of its two physical connections across the Cathedral lands. These “unobstructed view corridors” fragment the lands and constrain even lands which historically had a rectory and seminary building on them.

We have identified that the policies of Section 3.2 View Corridors and, even more so, Section 3.3 Connections could potentially impose significant constraints on the future use and development of the lands north of the Cathedral building. A view corridor and physical connection running through the site from Kent Street could split the site and create design and functional issues.

The shadow diagrams presented by staff in Appendix J (based on the February, 2020 Demonstration Plans) show the creation of a connection from Kent Street, but also show the closure of Angel Street and its incorporation into the northerly Cathedral lands. This is something which is not addressed in any policy or on the map showing connections. The Diocese and St. Peter’s are open to the possibility of a land exchange if it would meet the City’s goals and enable the lands north of the Cathedral to be developed to their potential.

HEIGHTS AND BUILT FORM

The St. Peter's Parish Community and the Diocese have a desire to maintain the visual prominence of St. Peter's Cathedral in the area. But, this can best be achieved at the site plan and architectural design stage. The Secondary Plan's policy directions actually prevent optimal design solutions on a site as unique as the Cathedral site, and are internally contradictory.

Applying the Plan's principle of framing Victoria Park with a street wall works contrary to designs which may better meet the objective of maintaining views of the Cathedral from the Park. St. Peter's has consistently requested permission for a one-storey parish centre/rectory which would be less obtrusive than a minimum 8-metre or 2-storey building as required by the Secondary Plan. The Cathedral site, unlike most other blocks in the Secondary Plan, does not have an established building line or street wall. The site is valued, in part, for the interesting, non-standardized urban spaces the site affords.

Policy 3.6.3 requires main building entrances to front onto the Park (or onto Richmond Street). Given the significant orientation of the Cathedral to Dufferin Avenue it may be more desirable for a future building to reinforce the Dufferin orientation by having its main entry facing Dufferin, as was historically the case. Again, the proposed policy lacks the flexibility to address this special situation.

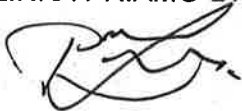
Moreover, policy 3.8.6 viii could potentially negate the height and intensity permissions of the Plan by restricting the location and height of buildings in order to avoid casting shadow on the concrete pad east of the park bandshell (a place where shade is at a premium during hot summer festival afternoons). This restriction is illogical and unnecessary.

We ask the Committee to consider these concerns and request that the Secondary Plan policies be modified accordingly.

We thank you for your consideration of these matters.

Yours very truly,

ZELINKA PRIAMO LTD.



Richard Zelinka, MES, MCIP, RPP
Principal Planner

cc: RC Diocese and St. Peter's Cathedral

Corporate Services Committee

Report

8th Meeting of the Corporate Services Committee
May 9, 2022

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

ABSENT: Mayor E. Holder

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

Remote Attendance: Councillors M. van Holst, A. Hopkins; A. Barbon, G. Bridge, B. Card, S. Corman, J. Davies, J. Davison, K. Dickins, L. Hancock, K. Murray, M. Schulthess, J. Senese, C. Smith, S. Stafford, S. Thompson, B. Warner, P. Yeoman

The meeting is called to order at 12:01 PM; it being noted that Councillors M. Cassidy and M. Hamou were in remote attendance.

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. Cassidy

That Consent Items 2.1 to 2.6 BE APPROVED, excluding Items 2.3 and 2.5.

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 Employee Attendance 2021

Moved by: J. Fyfe-Millar

Seconded by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Enterprise Supports that the staff report dated May 9, 2022 regarding the Employee Attendance 2021 BE RECEIVED.

Motion Passed

2.2 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report

Moved by: J. Fyfe-Millar

Seconded by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken:

a) the 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report BE RECEIVED for information in accordance with section 7 of the O. Reg. 509/20: Community Benefits Charges and Parkland, 2020, as well as sections 37 (7) and 42 (17) of the *Planning Act, 1990*, which require annual financial statements; and,

b) the Deputy City Manager, Finance Supports BE DIRECTED to make the 2021 Annual Parkland Reserve Fund and Section 37 Planning Act (Bonusing) Report available to the public on the City of London website.

Motion Passed

2.4 City of London Days at Budweiser Gardens – United Way Elgin and Middlesex

Moved by: J. Fyfe-Millar

Seconded by: M. Cassidy

That, on the recommendation of the City Clerk and in accordance with Council's City of London Days at Budweiser Gardens Policy, the request from the United Way Elgin & Middlesex to host the annual Stairclimb on November 3, 2022, BE APPROVED as a City of London Day at Budweiser Gardens.

Motion Passed

2.6 Report from the Federation of Canadian Municipalities Board of Directors Meeting held on March 1 - 4, 2022

Moved by: J. Fyfe-Millar

Seconded by: M. Cassidy

That the communication dated May 9, 2022 from Councillors J. Morgan and M. Cassidy regarding the Federation of Canadian Municipalities (FCM) update on board activities from the virtual meeting held on March 1-4, 2022 BE RECEIVED for information.

Motion Passed

2.3 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

Moved by: M. Cassidy

Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring:

a) the report dated May 9, 2022 with respect to this matter BE RECEIVED, in accordance with section 43 (1) of the *Development Charges Act, 1997*, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds; and,

b) the Deputy City Manager, Finance Supports BE DIRECTED to make the 2021 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring available to the public on the City of

London website to fulfill Council's obligation under section 43 (2.1) of the *Development Charges Act, 1997*.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.5 Industrial Land Development Strategy Annual Monitoring and Pricing Report - City-Owned Industrial Land

Moved by: M. Cassidy

Seconded by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, with concurrence of the Director, Economic Services and Supports, on the advice of the Director, Realty Services with respect to the City of London's Industrial Land Development Strategy, the following actions be taken with respect to the annual monitoring and pricing of City-owned industrial lands:

a) the proposed by-law as appended to the staff report as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City-owned serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, Cuddy Boulevard Parcels and Trafalgar Industrial Park as follows:

Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, and Huron Industrial Park (all phases) and Cuddy Blvd Parcels:

- Lots up to 4.99 acres from \$125,000 per acre to \$175,000 per acre
- 5.00 acres and up from \$115,000 per acre to \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park:

- All lot sizes – from \$115,000 per acre to \$165,000.00 per acre;

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

b) the staff report dated May 9, 2022 entitled "Industrial Land Development Strategy Annual Monitoring and Pricing Report – City-Owned Industrial Land", BE RECEIVED; and

c) the Civic Administration BE DIRECTED to consider the inclusion of requirements that could be added to future updates to the Industrial Land Development Strategy policies that would assist to ensure that prime, serviced, city-owned industrial land is reserved for targeted uses such as, but not limited to, advanced manufacturing and agri-food industries.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Voting Record:

Moved by: M. Cassidy

Seconded by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, with concurrence of the Director, Economic Services and Supports, on the advice of the Director, Realty Services with respect to the City of London's Industrial Land Development Strategy, the following actions be taken with respect to the annual monitoring and pricing of City-owned industrial lands:

a) the proposed by-law as appended to the staff report as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the *Municipal Act, 2001*" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City-owned serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, Cuddy Boulevard Parcels and Trafalgar Industrial Park as follows:

Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, and Huron Industrial Park (all phases) and Cuddy Blvd Parcels:

- Lots up to 4.99 acres from \$125,000 per acre to \$175,000 per acre
- 5.00 acres and up from \$115,000 per acre to \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park:

- All lot sizes – from \$115,000 per acre to \$165,000.00 per acre;

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

b) the staff report dated May 9, 2022 entitled "Industrial Land Development Strategy Annual Monitoring and Pricing Report – City-Owned Industrial Land", BE RECEIVED.

Moved by: M. Cassidy

Seconded by: J. Morgan

That the staff recommendation BE AMENDED by adding following new part c):

"c) the Civic Administration BE DIRECTED to consider the inclusion of requirements that could be added to future updates to the Industrial Land Development Strategy policies that would assist to ensure that prime, serviced, city-owned industrial land is reserved for targeted uses such as, but not limited to, advanced manufacturing and agri-food industries."

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 Association of Municipalities Ontario - Board of Directors, Large Urban Caucus

Moved by: J. Morgan
Seconded by: J. Fyfe-Millar

That the following actions be taken with respect to the Association of Municipalities of Ontario (AMO) Board of Directors:

- a) Councillor A. Hopkins BE ENDORSED to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2022/2024 term;
- b) subject to Councillor A. Hopkins' successful election to the AMO Board of Directors, Large Urban Caucus, all associated cost to attend the Board of Directors meetings, AMO Conferences and other related commitments (Task Forces, Executive Committee, etc.) for the 2022/2024 term BE APPROVED for reimbursement by The Corporation of the City of London outside of her annual expense allocation; and
- c) Councillor A. Hopkins BE REIMBURSED up to \$500 for campaign-related expenses outside of Councillor A. Hopkins' annual expense allocation, upon submission of eligible receipts.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.2 Board of Directors - Federation of Canadian Municipalities

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

That the following actions be taken with respect to the communication dated April 29, 2022 from Councillor J. Morgan regarding standing for re-election to the Federation of Canadian Municipalities' Board of Directors and his associated expenses:

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

WHEREAS FCM's Annual Conferences and Trade Show will take place June 2-5, 2022, in Regina and online, and May 25 to May 27, 2023 in Toronto, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Josh Morgan to stand for election on FCM's Board of Directors for the 2022/2023 term; and

BE IT FURTHER RESOLVED that Councillor J. Morgan be reimbursed by The Corporation of the City of London, outside his annual expense allocation, for his campaign expenses in seeking re-election to the Board of Directors, in an amount of up to \$500, upon submission of eligible receipts; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Josh Morgan attending FCM's Board of Directors meetings, the FCM Annual Conference and AGM and the Trade Show, during the 2022/2023 term.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4.3 Application - Issuance of Proclamation - Never Give Up Day

Moved by: M. Hamou

Seconded by: M. Cassidy

That consideration of the proclamation request from A. Horowitz, Director-Global, for "Never Give Up Day", BE REFERRED to a future meeting of the Corporate Services Committee in order for additional information to be provided to the Committee for consideration; it being noted that Councillors J. Morgan and M. Hamou will reach out to the organizer for the aforementioned information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Motion:

Moved by: M. Hamou

Seconded by: M. Cassidy

That based on the application dated April 27, 2022 from Never Give Up Day, August 18, 2022 BE PROCLAIMED as Never Give Up Day.

5. Deferred Matters/Additional Business

5.1 (ADDED) Application - Issuance of Proclamation - Day of Remembrance for Our London Family

Moved by: J. Morgan

Seconded by: M. Hamou

That based on the application dated May 3, 2022 from London and Middlesex Local Immigration Partnership, June 6, 2022 BE PROCLAIMED as Day of Remembrance of Our London Family.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Confidential (Enclosed for Members only.)

Moved by: M. Cassidy

Seconded by: M. Hamou

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

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

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

6.2. Land 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. Labour Relations/Employee Negotiations / Solicitor-Client Privileged Advice

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

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 1:14 PM to 2:15 PM.

7. Adjournment

Moved by: J. Fyfe-Millar

Seconded by: M. Hamou

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 2:18 PM.

Civic Works Committee

Report

7th Meeting of the Civic Works Committee
May 10, 2022

PRESENT: Councillors E. Pelozza (Chair), M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar

ABSENT: Mayor E. Holder

ALSO PRESENT: A. Pascual, and J. Taylor

Remote Attendance: Councillor S. Lewis; A. Anderson, B. Card, A.L. Barbon, S. Chambers, J. Dann, A. Dunbar, D. MacRae, S. Mathers, K. Murray, A. Rozentals, J. Stanford, K. Scherr, and B. Westlake-Power

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

1. Disclosures of Pecuniary Interest

Councillor J. Helmer discloses a pecuniary interest with respect to Item 2.4, having to do with the Appointment of Consulting Engineers for Contract Administration Services and Temporary Easement Agreement with the University of Western Ontario: Huron Street Watermain Remediation, by indicating that Western University is his employer.

2. Consent

Moved by: P. Van Meerbergen
Seconded by: M. van Holst

That Items 2.1, 2.2, 2.3, 2.5, 2.6, 2.7, 2.8, 2.9, and 2.10 BE APPROVED.

Yeas: (5): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

2.1 4th Report of the Cycling Advisory Committee

Moved by: P. Van Meerbergen
Seconded by: M. van Holst

That the 4th Report of the Cycling Advisory Committee, from its meeting held on April 20, 2022, BE RECEIVED.

Motion Passed

2.2 West London Dyke: Consultant Award for Infrastructure Feasibility Assessment

Moved by: P. Van Meerbergen
Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to staff report dated May 10, 2022, related to the RFP21-70 West London Dyke Feasibility study:

- a) Stantec Consulting Ltd. BE APPOINTED Consulting Engineers to complete consulting services for the West London Dyke Feasibility study with the estimate on file, at an upset amount of \$246,718.80, including 20% contingency, excluding HST, in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the 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; 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. (2022-F06A)

Motion Passed

2.3 Contract Award: Tender RFT 2022-016 Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs Project - Irregular Result

Moved by: P. Van Meerbergen
Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022, related to the Springbank Reservoirs 1 & 3 Roof Membrane Replacement and Repairs Project (EW3583):

- a) the bid submitted by Stone Town Construction Limited at its tendered price of \$9,268,377.75, excluding HST, BE ACCEPTED in accordance with Section 8.10 (a) and 13.2 (b) of the City of London's Procurement of Goods and Services Policy;

it being noted that this is an irregular result because the cost exceeds the project budget;

it being further noted that the bid submitted by Stone Town Construction Limited was the lowest of four bids received and meets the City's specifications and requirements;

- b) R.V. Anderson Associates Limited, 557 Southdale Road East, Suite 200, London, Ontario, N6E 1A2 BE AUTHORIZED to complete the contract administration and construction supervision required for this project as well as additional engineering activities, all in accordance with the estimate on file, at an upset amount of \$808,692.00, including contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;

- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with Stone Town Construction Limited for the work;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with R.V. Anderson Associates Limited; and,
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including railway purchase orders, if required, to give effect to these recommendations. (2022-E09)

Motion Passed

2.5 Amendments to the Traffic and Parking By-law

Moved by: P. Van Meerbergen
 Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated May 10, 2022, BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2022-T02/T08)

Motion Passed

2.6 Oxford Street West and Gideon Drive Intersection Improvements - Environmental Assessment Project File Report

Moved by: P. Van Meerbergen
 Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022, related to the Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment:

- a) the Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment Study Project File Report Executive Summary BE ACCEPTED;
- b) the Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,
- c) the Project File Report BE PLACED on the public record for a 30-day review period. (2022-T06)

Motion Passed

2.7 Colonel Talbot Road Two-lane Upgrades from Southdale Road to James Street - Appointment of Consulting Engineer

Moved by: P. Van Meerbergen
 Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff

report dated May 10, 2022, related to the appointment of a Consulting Engineer for the detailed design and tendering of Colonel Talbot Road Two-lane Upgrades from south of Southdale Road to James Street:

- a) AECOM Canada Ltd. BE APPOINTED as the Consulting Engineer to complete the Detailed Design and Tendering Services at an upset amount of \$756,192.00, excluding HST, in accordance with RFP-2022-008 and Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this assignment BE APPROVED 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 assignment;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2022-T06)

Motion Passed

2.8 2022 New Traffic and Pedestrian Signals and Pedestrian Crossovers

Moved by: P. Van Meerbergen

Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022, related to the planned pedestrian signal and pedestrian crossover installations:

- a) the installation of the following pedestrian signal BE APPROVED:
 - i) Tecumseh Avenue and Wharncliffe Road South;
 - b) the attached revised by-law BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2022-T07)

Motion Passed

2.9 London Psychiatric Hospital Lands Stormwater Management Facility: Engineering Consultant Award

Moved by: P. Van Meerbergen

Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to staff report dated May 10, 2022, related to RFP2022-017 - London Psychiatric Hospital Stormwater Management Facility Consulting Engineering Services:

- a) Stantec Consulting Ltd. BE APPOINTED Consulting Engineers to complete the functional design, detailed design, inspection, and general construction administration for the London Psychiatric Hospital Lands Stormwater Management Facility with the estimate, on file, at an upset amount of \$558,376.44, including 15% contingency and provisional items,

excluding HST, in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED as set out in the 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. (2022-E03)

Motion Passed

2.10 Municipal Drain Petition - London Dairy Farms Ltd.

Moved by: P. Van Meerbergen

Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022, related to the London Dairy Farms Ltd. municipal drain petition:

a) the petition for the reconstruction of the Jenkins Municipal Drain located in the area of Wilton Grove Road and Old Victoria Road to benefit the drainage of Lot 6-8, Concession 2, 3700 Old Victoria Road, Township of Westminster BE ACCEPTED by the Council of the Corporation of the City of London under Section 5 of the Drainage Act; and,

b) Mike DeVos, P.Eng. of Spriet Associates London Limited BE APPOINTED under Section 8 of the Drainage Act to complete a report for the new drains. (2022-D09)

Motion Passed

2.4 Appointment of Consulting Engineers for Contract Administration Services and Temporary Easement Agreement with the University of Western Ontario: Huron Street Watermain Remediation

Moved by: J. Fyfe-Millar

Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 10, 2022 related to the Huron Street Watermain Remediation Project (EW3580):

a) Stantec Consulting Ltd., 600-171 Queens Avenue, London, Ontario, N6A 5J7, BE AUTHORIZED to complete the contract administration, construction supervision and environmental monitoring required for this project as well as additional engineering activities, all in accordance with the estimate on file, at an upset amount of \$172,506.40, including contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

b) the City BE AUTHORIZED to enter into a temporary easement agreement with the University of Western Ontario in a form to be approved by the City Solicitor's Office;

- c) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; 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. (2022-E08)

Yeas: (4): E. Pelozza, M. van Holst, P. Van Meerbergen, and J. Fyfe-Millar

Recuse: (1): J. Helmer

Absent: (1): E. Holder

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Amendments to Consolidated Fees and Charges By-law

Moved by: M. van Holst

Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law as appended to the staff report dated May 10, 2022, BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend By-law A-57, being "A by-law to provide for Various Fees and Charges" to remove the Bike Locker Pilot Project Fees timeframe;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-F21)

Yeas: (5): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: J. Fyfe-Millar

Seconded by: M. van Holst

Motion to open the public participation meeting.

Yeas: (5): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: M. van Holst
Seconded by: P. Van Meerbergen

Motion to close the public participation meeting.

Yeas: (5): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

None.

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 May 2, 2022, BE RECEIVED.

Yeas: (5): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Confidential

Moved by: J. Fyfe-Millar
Seconded by: M. van Holst

That the Civic Works Committee convene, In Closed Session, for the purpose of considering the following:

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

A matter pertaining to 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; personal matters about an identifiable individual; and advice that is subject to solicitor-client privilege; and,

6.2 Information Explicitly Supplied in Confidence to the Municipality or Local Board by Canada

A matter pertaining to information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Yeas: (5): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

The Civic Works Committee convenes, in Closed Session, from 12:44 PM to 1:06 PM.

7. Adjournment

Moved by: P. Van Meerbergen

Seconded by: J. Helmer

That the meeting BE ADJOURNED.

Yeas: (5): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, and J. Fyfe-Millar

Absent: (1): E. Holder

Motion Passed (5 to 0)

The meeting adjourned at 1:08 PM.

REVISED APPENDIX A: By-law to amend the Traffic and Parking By-law (PS-114)

Bill No.

By-law No. PS-114

A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

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

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

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

1. Pedestrian Crossovers

Schedule 23 of By-law PS-114 is hereby amended by **adding** the following rows:

1-Street	2-Location
Aldersbrook Road	A point 79 m east of Fox Hollow Crescent (east intersection)
Aldersbrook Road	A point 95 m east of Aldersbrook Crescent
Blackacres Boulevard	West side of intersection with Winding Woods Crescent (east intersection)
Chelton Road	North side of intersection with Cardigan Drive
Churchill Avenue	West side of intersection with Manitoba Street
Coronation Drive	West side of intersection with Healy Road
Darnley Boulevard	West side of intersection with Cardigan Drive
Egerton Street	A point 150 m south of Homan Street
Empress Avenue	West side of intersection with St Andrews Street
Fiddlers Green Road	A point 158 m east of Hyde Park Road
Fuller Street	West side of intersection with Regal Drive
Fuller Street	West side of intersection with Vesta Road
Griffith Street	South side of intersection with Wayne Road
Hawthorne Road	West side of intersection with Tanoak Drive
Hickson Avenue	A point 175 m east of Ridout Street North
King Street	West side of intersection with Burwell Street
Langley Street	East side of intersection with Windsor Avenue
Pond Mills Road	A point 150 m east of Scenic Drive
Pond Mills Road	South side of intersection with Cleveland Avenue

Pond Mills Road	South side of intersection with Pond View Road
Riverside Drive	East side of intersection with Pinetree Drive
Skyline Avenue	East side of intersection with Elderberry Avenue
St Andrews Street	South side of intersection with St Patrick Street
Talbot Street	South side of intersection with Kent Street
Tokala Trail	West side of intersection with Couldridge Way
Tokala Trail	West side of intersection with Foxridge Cres (west intersection)
Trafalgar Street	West side of intersection with Bancroft Road
Windsor Avenue	East side of intersection with Langley Street

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

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Planning and Environment Committee

Report

10th Meeting of the Planning and Environment Committee
May 9, 2022

PRESENT: Councillors A. Hopkins (Chair), S. Lewis, S. Lehman, S. Turner

ABSENT: S. Hillier, Mayor E. Holder

ALSO PRESENT: PRESENT: Councillor J. Fyfe-Millar; H. Lysynski and J. W. Taylor

REMOTE ATTENDANCE: Councillors M. van Holst and M. Cassidy; J. Adema, A. Anderson, G. Barrett, J. Bunn, A. Curtis, I. de Ceuster, K. Edwards, M. Feldberg, J. Hall, J. MacKay, P. Kokkoros, S. Mathers, B. Page, A. Pascual, M. Schulthess, S. Tatavarti, S. Thompson, M. Vivian and J. Yanchula

The meeting was called to order at 4:01 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

2. Consent

Moved by: S. Lehman
Seconded by: S. Turner

That Items 2.1, 2.3 and 2.4 BE APPROVED.

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

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

Motion Passed (4 to 0)

2.1 5th Report of the Environmental and Ecological Planning Advisory Committee

Moved by: S. Lehman
Seconded by: S. Turner

That, the following actions be taken with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on April 21, 2022:

- a) the Working Group report relating to the property located at 7098-7118 Kilbourne Road BE REFERRED to the Civic Administration for consideration;
- b) the Working Group report relating to the property located at 1140 Fanshawe Park Road East BE REFERRED to the Civic Administration for consideration;
- c) on the advice of the Civic Administration, the proposed draft Goldfish brochure BE FORWARDED to the new Ecological Community Advisory Committee for discussion, and to Corporate Communications for review;

- d) on the advice of the Civic Administration, the Wetland Relocation Lessons Learned document BE PROVIDED to the Ecological Community Advisory Committee for discussion;
- e) the Working Group comments relating to the property located at 1349 Western Road BE FORWARDED to the Civic Administration for consideration; and,
- f) clauses 1.1, 3.1 to 3.3, inclusive, BE RECEIVED for information.

Motion Passed

2.3 1345 Cranbrook Road and 1005 Longworth Road (P-9488)

Moved by: S. Lehman
 Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Craig Linton (Nor quay Developments), to exempt lands located at 1345 Cranbrook Road and 1005 Longworth Road, legally described as Blocks 28 & 29, Plan 33M-657, 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 May 9, 2022 BE INTRODUCED at a future Municipal Council meeting, to exempt Block 28 & 29, Plan 33M-657 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*; it being noted that these lands are subject to a registered subdivision agreement; and further noting that the applicant has applied for a zoning by-law amendment to change the zoning of the subject lands from an Urban Reserve UR2 Zone to a Residential R1 (R1-8) Zone in Zoning By-law No. Z.-1 to permit 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 Blocks 28 & 29, Plan 33M-657, as noted in clause a) above:
 - i) the applicant be advised that the cost of registration of the said by-laws is to be borne by the applicant in accordance with City Policy;
 - ii) that appropriate zoning shall be in effect for the subject blocks, prior to passage of the Part-Lot Control By-law;
 - iii) the applicant submit a draft reference plan to the City 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;
 - iv) 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;
 - v) 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;
 - vi) the applicant submit to the City 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;
 - vii) the applicant shall enter into any amending subdivision agreement with the City, if necessary;

- viii) 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;
- ix) 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;
- x) 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;
- xi) 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;
- xii) the applicant shall obtain clearance from the City that requirements v), vi) and vii) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan;
- xiii) that on notice from the applicant that a reference plan has been registered, and that conveyance of the registered part lots has occurred, that Part Lot Control be re-established by the repeal of the bylaw affecting the Lot/Block in question; and,
- xiv) the applicant shall register on title and include in all Purchase and Sale Agreements for the lot at the northeast corner of Cranbrook Road and Longworth Road, identified as Part 8 on the draft reference plan, a requirement that the purchaser/home builder provide concept plans and elevations prior to the application for a building permit which demonstrate that both elevations facing the streets (the front and exterior side elevations) are designed as front elevations. Both elevations should be constructed to have a similar level of architectural details (materials, windows (size and amount) and design features, such as but not limited to porches, wrap-around materials and features, or other architectural elements that provide for street-oriented design) and limited chain link or decorative fencing along no more than 50% of the exterior side-yard abutting the exterior side-yard frontage, to the satisfaction of the City. (2022-D25)

Motion Passed

2.4 Building Division Monthly Report - February, 2022

Moved by: S. Lehman
 Seconded by: S. Turner

That the Building Division Monthly report for February, 2022 BE RECEIVED for information. (2022-A23)

Motion Passed

2.2 Community Improvement Plan (CIP) Financial Incentives Program 5-Year Review

Moved by: S. Turner
 Seconded by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the evaluation of Community Improvement Plan incentives:

- a) the staff report dated May 9, 2022 entitled "Community Improvement Plan (CIP) Financial Incentive Programs 5-Year Review", with respect to the evaluation of Community Improvement Plan incentives,

BE RECEIVED;

b) the Civic Administration BE DIRECTED to report back at a future meeting of the Planning and Environment Committee with a comprehensive review, including a sensitivity analysis, of the City's existing Community Improvement Plans and associated financial incentives; and,

c) the Civic Administration BE DIRECTED to report back at a future meeting with preliminary information for the 2024-2027 multi-year Budget. (2022-D19)

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

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

Motion Passed (4 to 0)

3. Scheduled Items

3.1 3101 Petty Road and 3047 White Oak Road (39CD-22501)

Moved by: S. Turner

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2831570 Ontario Inc., relating to the property located at 3101 Petty Road and 3047 White Oak Road:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 3101 Petty Road and 3047 White Oak Road; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 3101 Petty Road and 3047 White Oak Road;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- S. Allen, MHBC. (2022-D07)

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

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

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Turner

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.2 3557 Colonel Talbot Road (39CD-21519)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2749282 Ontario Inc., relating to the property located at 3557 Colonel Talbot Road:

- a) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 3557 Colonel Talbot Road, relating to uncertainty relating to the common element; and,
- b) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 3557 Colonel Talbot Road;
 - i) concerns with respect to the lack of a proposed fence on the south side of the property; and,
 - ii) uncertainty relating to the common element;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.; and,
- N. Khamidbayev, 3596 Isaac Court. (2022-D07)

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

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

Motion Passed (4 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.3 1345 Cranbrook Road and 1005 Longworth Road (Z-9487)

Moved by: S. Lehman

Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, based on the application by Craig Linton (Norquay Developments), relating to lands located at 1345 Cranbrook Road and 1005 Longworth Road, the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve UR2 Zone TO a Residential R1 Special Provision (R1-8()) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- C. Linton, Norquay Developments;

it being 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 appropriate and compatible with existing and future planned development in the area, and consistent with zoning applied to residential uses along Cranbrook Road and Longworth Road within Crestwood West Subdivision - Phase 2. (2022-D09)

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

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

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Turner

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

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

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.4 346, 370 and 392 South Street and 351, 373 and 385 Hill Street - Revised Draft Plan of Vacant Land Condominium (39CD-21522)

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Vision SoHo Alliance relating to the properties located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street:

a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to a property located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street; and,

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- H. Froussios, Zelinka Priamo Ltd. (2022-D07)

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

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

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lehman
Seconded by: S. Turner

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.5 1140 Fanshawe Park Road East (39T-07502 / OZ-9473)

Moved by: S. Lewis

Seconded by: S. Turner

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Drewlo Holdings Inc, relating to the property located at 1140 Fanshawe Park Road East:

- a) the request to amend the 1989 Official Plan to change the designation on Schedule "A" – Land Use on a portion of the subject lands FROM a Low-Density Residential designation along Sunningdale Road East TO a Multi-Family, Medium Density Residential designation, BE REFUSED;
- b) the request to amend the 1989 Official Plan change the designation on Schedule "A" – Land Use on a portion of the subject lands FROM a Low-Density Residential designation TO an Open Space designation, BE REFUSED;
- c) the request to amend The London Plan to change the place type on a portion of the subject lands FROM a Green Space Place Type TO a Neighbourhoods Place Type, BE REFUSED;
- d) the request to amend The London Plan to change the place type on a portion of the subject lands FROM a Neighbourhoods Place Type TO a Green Space Place Type, BE REFUSED;
- e) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Urban Reserve (h-2*UR3) Zone, Urban Reserve (UR3) Zone and Open Space (OS5) Zone, TO a Bonus Residential R8 Special Provision (B-_*R8-4(_)) Zone, Residential R5 (R5-7) Zone, Residential R1 Special Provision (R1-3(_)) Zone, Residential R1 (R1-2) Zone, Residential R1 (R1-3) Zone, Neighbourhood Facility (NF) Zone and an Open Space (OS5) Zone BE REFUSED;
- f) the Approval Authority BE ADVISED that the following issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by Drewlo Holdings Inc. relating to the property located at 1140 Fanshawe Park Road East:
 - i) concerns with respect to the increase in traffic;
 - ii) concerns with respect to the increase in noise;
 - iii) relating to the road widening around Nicole Avenue, wondering if it is possible to relocate where Nicole Avenue exits as there are other properties along Sunningdale Road East that do not have housing directly across the road;
 - iv) enquiring if the City intends to add sewers;
 - v) relating to Block 34, requesting that the provision of yard depth be provided in order to accommodate a landscaped buffer for screening from the residential properties on the north side of Sunningdale Road East; and,
 - vi) consideration be given for the aesthetics for homeowners in these existing properties by way of an aesthetic looking fencing, street

orientated windows to ensure existing property owners are not looking into the backyards; and,

g) the Approval Authority BE ADVISED that Municipal Council does not support issuing draft approval of the proposed plan of subdivision as submitted by Drewlo Holdings Inc. (File No. 39T-07502), prepared by MTE, which shows 18 low density blocks, six (6) medium-density residential blocks, two (2) school blocks, and three (3) open space blocks including one (1) open space block for the compensation and relocation of an existing Provincially Significant Wetland, seven (7) new access points at Sunningdale Road East, Savannah Drive, Nicole Avenue, Devos Drive, Blackwell Boulevard, Stackhouse Avenue and Fanshawe Park Road East as well as five (5) internal streets;

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

- the staff presentation; and,
- the revised staff recommendation;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- C. O'Brien, Drewlo Holdings; and,
- L-A. Gill, 1468 Sunningdale Road East;

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

- the proposed and recommended amendments propose development within a Provincially Significant Wetland;
- the proposed and recommended amendments do not conform to the in-force policies of The London Plan, including but not limited to the policies of the Neighbourhoods and Green Space Place Type and to the Our Strategy, Our City and the Key Directions;
- the proposed and recommended amendments do not conform to the in-force policies of the 1989 Official Plan, including but not limited to the Low-Density Residential designation, the Multi-Family Medium Density Residential designation, and the Open Space designation; and,
- the proposed and recommended zoning amendments do not conform to The London Plan or the 1989 Official Plan. (2022-D09)

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

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

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. Lehman

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

Moved by: S. Turner

Seconded by: S. Lehman

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

3.6 Revised Victoria Park Secondary Plan (O-8978)

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 the Victoria Park Secondary Plan:

- a) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan TO ADOPT the Victoria Park Secondary Plan, appended to the staff report dated May 9, 2022 as Appendix "A", Schedule 1;
- b) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan TO ADD the Victoria Park Secondary Plan to Policy 1565, the list of adopted Secondary Plans;
- c) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan by ADDING the Victoria Park Secondary Plan to Map 7 – Specific Policy Areas;
- d) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "D" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan, 2016, The London Plan TO AMEND Policy 1038 to add clarity for the application of the Victoria Park Secondary Plan to the lands in the Woodfield Neighbourhood Specific Policy Area;
- e) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "E" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 TO AMEND the Official Plan (1989), as follows:
 - i) AMEND Section 20.2 TO ADD the Victoria Park Secondary Plan to the list of adopted Secondary Plans;
 - ii) ADD Section 20.10 the Victoria Park Secondary Plan;
 - iii) ADD the naming and delineation of the "Victoria Park Secondary Plan" to Schedule "D" – Planning Areas.
- f) the proposed by-law appended to the staff report dated May 9, 2022 as Appendix "F" BE INTRODUCED at the Municipal Council meeting to be held on May 24, 2022 to amend the Official Plan (1989) TO AMEND Section 3.5.4 – Woodfield Neighbourhood to add clarity to the application of the policy for the area subject to the Victoria Park Secondary Plan;
- g) the Civic Administration BE DIRECTED to evaluate the properties in the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street for designation pursuant to the *Ontario Heritage Act*;

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

- a communication from B. Lansink;
- a communication from H. Handy, Vice President, GSP Group Inc.;
- a communication from S. Stapleton Vice President, Auburn Developments; and,
- a communication from C. Kulchycki, Senior Planner, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- H. Handy, GSP Group, on behalf of 560 Wellington Holdings Inc.;
- M. Campbell, Zelinka Priamo Ltd., on behalf of St. Peter's Cathedral and the Roman Catholic Diocese of London;
- C. Kulchycki, Zelinka Priamo Ltd, on behalf of Great West Life;
- B. Lansink, 505 Colborne Street;
- M.A. Hodge, 310 Wolfe Street;
- A.M. Valastro; and,
- G. Bruzas, 568 Wellington Street. (2022-D09)

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

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

Motion Passed (4 to 0)

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

Motion to open the public participation meeting.

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

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

Motion Passed (4 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

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

Motion Passed (4 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters

Moved by: S. Lewis

Seconded by: S. Turner

That the Deferred Matters List for the Planning and Environment Committee, as at May 1, 2022, BE RECEIVED.

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

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

Motion Passed (4 to 0)

6. Adjournment

The meeting adjourned at 6:37 PM.

Bill No. 207
2022

By-law No. A.- _____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 24th day of May,
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 May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Bill No. 208
2022

By-law No.

A by-law to appoint Sarah Corman as Deputy
Clerk

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 subsection 228(1) of the *Municipal Act, 2001*, as amended (the "Act") requires a municipality to appoint a clerk;

AND WHEREAS subsection 228(2) of the Act, permits a municipality to appoint a deputy clerk(s) who shall have all the powers and duties of the clerk under this Act or any other Act;

AND WHEREAS subsection 228(4) of the Act, permits the clerk to delegate, in writing, any of the clerk's powers and duties under this and any other Act;

AND WHEREAS subsection 228(5) of the Act, the clerk may continue to exercise the delegated powers and duties, despite the delegation;

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

1. Sarah Corman is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

Bill No. 209
2022

By-law No.

A by-law to appoint deputies to the City Clerk
and repeal By-law No. A.-8089-121.

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 subsection 228(1) of the *Municipal Act, 2001*, as amended (the “Act”) requires a municipality to appoint a clerk;

AND WHEREAS subsection 228(2) of the Act, permits a municipality to appoint a deputy clerk(s) who shall have all the powers and duties of the clerk under this Act or any other Act;

AND WHEREAS subsection 228(4) of the Act, permits the clerk to delegate, in writing, any of the clerk’s powers and duties under this and any other Act;

AND WHEREAS subsection 228(5) of the Act, the clerk may continue to exercise the delegated powers and duties, despite the delegation;

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

1. Evelina Skalski is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
2. Bridgette Somers is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
3. Mike Szarka is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
4. Jeannie Raycroft is hereby appointed as a Deputy Clerk for The Corporation of the City of London, under the *Municipal Act, 2001*, as amended, subject to the direction of the City Clerk, who shall have all the powers of the City Clerk under the *Municipal Act, 2001* or any other Act.
5. By-law No. A.-8089-121 being “A by-law to appoint deputies to the City Clerk and repeal By-law No. A.-7628-510.”, passed by Council on April 13, 2021 is hereby repealed.
6. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Bill No. 210
2022

By-law No. A.-6151(__)-__

A by-law to authorize and approve to amend By-law No. A.-6151-17, as amended, being “A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the *Municipal Act, 2001*” by deleting Attachment “B” to Schedule “A” – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment “B” to Schedule “A” to amend the current pricing for City-owned serviced industrial land.

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

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

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

1. Attachment “B” to Appendix “A” of By-law No. A.-6151-17, as amended, is hereby deleted and replaced with a new attached Attachment “B” to Appendix “A”.
2. This by-law shall come into force and effect on July 1, 2022.

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

ATTACHMENT "B"

The current pricing levels of all other City industrial parks be established effective July 1, 2022, as follows:

Pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park (all phases), and Cuddy Boulevard Parcels will be:

- Lots up to 4.99 acres - \$175,000.00 per acre
- 5.00 acres and up - \$165,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:

- All lot sizes - \$165,000.00 per acre

Pricing for serviced industrial land in Innovation Park Phase V:

- All lot sizes – \$250,000.00 per acre;

Surcharges are as follows:

- Highway 401 Exposure – 15%;
- Veteran's Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser's responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser. In the event an industrial lot has frontages on both Highway 401 and Veteran's Memorial Parkway, the Highway 401 Exposure surcharge of 15% shall apply.

The cost of service connections from the main services to the property line being the responsibility of the purchase.

Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser's responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of the purchaser.

Bill No. 211
2022

By-law No. A-57-22_____

A by-law to amend By-law A-57 being “A by-law to provide for Various Fees and Charges” to remove the Bike Locker Pilot Project Fees timeframe.

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 section 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS section 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1);

AND WHEREAS section 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control;

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 “Schedule 1, 2022 Fees and Charges – Environmental Services: Services Grouping: Environmental Action Programs and Reporting – Pilot Project Ends April 30, 2022” of By-law A-57 be replaced with the attached “Schedule 1, 2022 Fees and Charges – Environmental Services: Services Grouping: Environmental Action Programs and Reporting”.
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Schedule 1, 2022 Fees and Charges – Environmental Services
Service Grouping: Environmental Action Programs and Reporting – Pilot Project

Service/Activity	Unit of Measure	Status	2022 Proposed Effective Date	2022 Proposed Fee
London Hefty® EnergyBag® Pilot Project (purchase of bags ended April 20, 2022)	Roll of 20	Unchanged	Jan. 1/22	\$4.43
Bike Lockers Pilot Project - Hourly Rental Rate - First 2 hours are free for every 24-hour rental period	Hour	Unchanged	Jan. 1/22	\$0.50
Bike Lockers Pilot Project - Monthly Rental Rate	Month	Unchanged	Jan. 1/22	\$20.00
Bike Lockers Pilot Project - Deposit to obtain key; refundable upon return	Each	Unchanged	Jan. 1/22	\$100.00

Bill No. 212
2022

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

A by-law to amend The Official Plan for the
City of London, 1989 relating to the Victoria
Park Secondary Plan area.

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

1. Amendment No.____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

**AMENDMENT NO.
to the
OFFICIAL PLAN (1989) FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To adopt the “Victoria Park Secondary Plan” as a Secondary Plan under the Official Plan (1989) for the City of London
2. To add the “Victoria Park Secondary Plan” to the list of Adopted Secondary Plans in Section 20.2 of the Official Plan for the City of London
3. To add Section 20.10 – Victoria Park Secondary Plan to Chapter 10 – Secondary Plans, of the Official Plan for the City of London; and,
4. To add the naming and delineation of the “Victoria Park Secondary Plan” to Schedule “D” – Planning Areas.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and the *Official Plan (1989)*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to the *Official Plan (1989)*.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 1989, is hereby amended as follows:

1. 20.2

vii. Victoria Park Secondary Plan

2. 20.10 Victoria Park Secondary Plan, attached hereto as Schedule 1.

3. Schedule "D" – Planning Areas is amended by delineating the "Victoria Park Secondary Plan area" as indicated on Schedule 2, attached hereto.



Victoria Park

Secondary Plan

May 2022



Contents

1.0	Introduction	1
1.1	Background	1
1.2	Location	3
1.3	Cultural Heritage Resources	3
1.4	Purpose and Use	4
1.5	Vision	5
1.6	Principles	6
2.0	Policy Areas	7
2.1	Overview	7
2.2	North Policy Area	9
2.3	East Policy Area	10
2.4	South Policy Area	11
2.5	West Policy Area	12
3.0	Policies	13
3.1	Overview	13
3.2	View Corridors	13
3.3	Connections	16
3.4	Public Realm	17
3.5	Cultural Heritage	18
3.6	Land Use	19
3.7	Heights	21
	3.7.1 North Policy Area	24
	3.7.2 East Policy Area	25
	3.7.3 South Policy Area	26
	3.7.4. West Policy Area	26

3.8	Built Form	27
	3.8.1 General Built Form	27
	3.8.2 Facade Design	28
	3.8.3 Activation	29
	3.8.4 Parking	30
	3.8.5 Mid-Rise Buildings	31
	3.8.6 High-Rise Buildings	32
3.9	Compatibility with Park Activities	35
3.10	Housing Mix and Affordability	36
3.11	Sustainable Development	37
4.0	Our Tools	39
4.1	Implementation of the Plan	39
4.2	Interpretation	39
4.3	Official Plan	40
4.4	Zoning By-law	40
4.5	Site Plan Approval	40
4.6	Guideline Documents	40
4.6	Required Studies	41
5.0	Schedules	43
	Schedule 1: Secondary Plan Area	44
	Schedule 2: Policy Areas	45
	Schedule 3: View Corridors and Connections	46
	Schedule 4: Permitted Heights	47
	Schedule 5: Table 1: Permitted Heights	48
6.0	Appendices	49
	Appendix A: Cultural Heritage	50
	Appendix B: Reasons for Designation - Victoria Park	51



1.0 Introduction

1.1 Background

Victoria Park is centrally located in the City of London, adjacent to the downtown. The park is an important feature at the heart of the city as a central gathering place for events and celebrations of city-wide significance, as well as an open space for active and passive recreation.

Development pressure on lands surrounding Victoria Park has warranted the creation of a comprehensive vision for future growth. The purpose of this Secondary Plan is to establish a policy framework to guide the future of the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and has not yet considered the properties surrounding the park based on their unique relationship to the park.

This Secondary Plan considers how future development and redevelopment will relate to existing buildings, adjacent neighbourhoods, the downtown, and Victoria Park. Existing plans, policies, and guidelines applying to properties around the park have been taken into account to create the development framework and to provide clarity and consistency in reviewing future development applications.

The policies in the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan* will continue to apply to properties within the Secondary Plan boundary. Future development applications will be evaluated on a site-by-site basis for conformity to the applicable Official Plan policies and the Heritage Conservation District Plans for the conservation of cultural heritage resources within the Secondary Plan boundary.

Schedule 1: Secondary Plan Area



Legend

 Victoria Park Secondary Plan Boundary



1.2 Location

The *Victoria Park Secondary Plan* applies to properties around Victoria Park as identified in Schedule 1: Secondary Plan Area. This area has been delineated to include properties surrounding Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

1.3 Cultural Heritage Resources

The cultural heritage resources within the Secondary Plan boundary are foundational to the character of the area. Cultural heritage resources within the Secondary Plan boundary include the West Woodfield Heritage Conservation District, the Downtown Heritage Conservation District, and a number of properties that are individually designated under Part IV of the *Ontario Heritage Act* or are listed on the City's Register. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the Secondary Plan boundary.

Victoria Park is designated under Parts IV and V of the *Ontario Heritage Act*, as it is individually designated and also designated as part of the West Woodfield Heritage Conservation District. The individual designation under Part IV of the *Ontario Heritage Act* is based on Victoria Park's significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the city of London. Appendix B: Reasons for Designation - Victoria Park includes the reasons for designation for Victoria Park.



1.4 Purpose and Use

The Secondary Plan presents a vision for the development and redevelopment of properties surrounding the park and provides a consistent framework to evaluate future development applications. It provides comprehensive built form and land use direction that consider how future development should relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area.

Policies in the *Victoria Park Secondary Plan* apply to all properties in the Secondary Plan boundary unless where specifically noted as only applying to a specific property or Policy Area. The policies of this Secondary Plan provide a greater level of detail than the policies of the Official Plan. Where the policies of the Official Plan provide sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan, the applicable Heritage Conservation District Plans, and any other applicable policy documents. In instances where the overall policies of the Official Plan and the *Victoria Park Secondary Plan* are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches to meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including, but not limited to, the *Zoning By-law*, and the *Site Plan Control By-law*.

The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in the Secondary Plan are provided for graphic reference, illustration, and information.

1.5 Vision

The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park's continued use as a city-wide destination for recreation, relaxation and events.

Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic development, contributing to the continued success of this area as a destination for Londoners both now and in the future.





1.6 Principles

The development of this Secondary Plan has been guided by the following principles:

- Identify opportunities for compatible and sensitive intensification
- Design buildings to celebrate the prominence of Victoria Park as a city-wide gem
- Enhance and conserve cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with an appropriately-scaled base that creates a comfortable and animated pedestrian environment
- Protect the residential amenity of the Woodfield neighbourhood by mitigating impacts of new development
- Preserve and strengthen visual and physical connections to Victoria Park and create new connections where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events
- Preserve and enhance the landscaped edges around Victoria Park

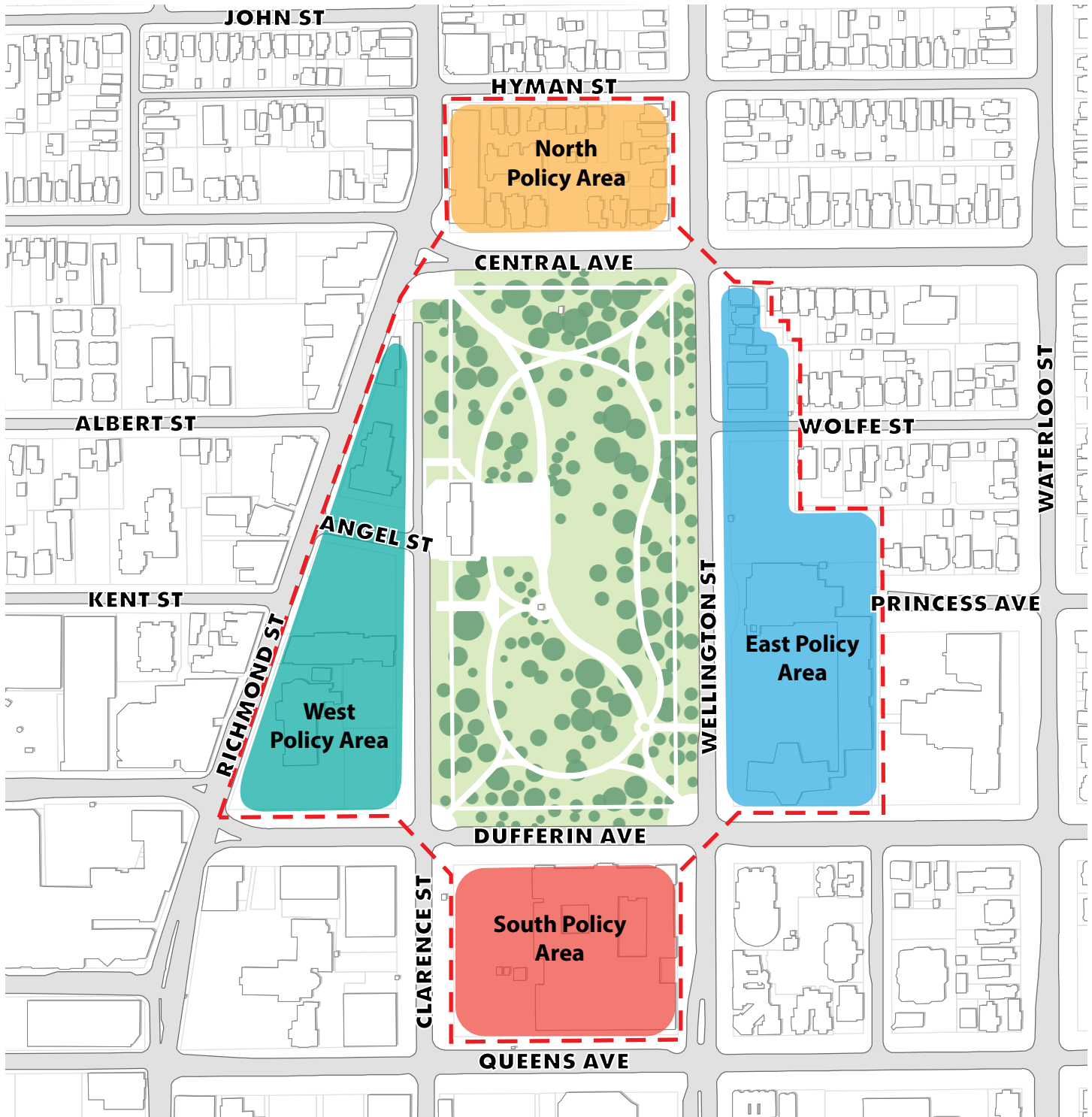


2.0 Policy Areas

2.1 Overview

The area subject to the *Victoria Park Secondary Plan* has been divided into four Policy Areas, each encompassing a different side of the park: North, East, South, and West, as identified in Schedule 2: Policy Areas. Most of the policies in the Secondary Plan apply to the entire area within the *Victoria Park Secondary Plan* boundary. However, some identified policies address the unique characteristics of one particular side of the park and therefore only apply to properties within the associated Policy Area. The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed in the following sections.

Schedule 2: Policy Areas



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

2.2 North Policy Area

The North Policy Area adjacent to Victoria Park is lined by 2.5-storey house-form buildings, many of which have been converted for office uses or multi-unit dwellings, with the exception of the Richmond Street frontage, which is occupied by a 4-storey mixed-use building and forms part of Richmond Row. A 3-storey residential building is located on the western portion of the interior of the block. While this Policy Area is not within a Heritage Conservation District, many of the properties in this Policy Area are listed on the City's Register of Cultural Heritage Resources.

The western portion of this Policy Area is in the Rapid Transit Corridor Place Type, while the eastern portion of this Policy Area is in the Neighbourhoods Place Type. There is opportunity for intensification in the North Policy Area, primarily on the interior of the block.





2.3 East Policy Area

The East Policy Area is characterized by a broad mix of uses including City Hall, Centennial Hall, surface parking, and R.H. Cooper Square. A mix of other uses are also found, including professional offices, a multi-unit residential building, and a single-detached dwelling. The southern portion of this block is located in the Downtown Place Type, and the northern portion is in the Neighbourhoods Place Type and is also subject to the provisions of the Woodfield Neighbourhood Specific Policy Area. The entirety of this Policy Area is in the West Woodfield Heritage Conservation District.

There is opportunity for intensification of underutilized sites in the East Policy Area, primarily south of Wolfe Street.

2.4 South Policy Area

The South Policy Area includes the iconic Great West Life Insurance Company building, which is a character defining feature of the block, and a surface parking lot. The Policy Area is located entirely in the Downtown Place Type. This Policy Area is also entirely within the Downtown Heritage Conservation District.

The large surface parking lot in the west portion of the block presents an opportunity for intensification.



2.5 West Policy Area

The West Policy Area includes the triangular area bounded by Richmond Street, Dufferin Avenue and Clarence Street. Richmond Street is a main street commercial corridor connecting to downtown. Clarence Street runs immediately adjacent to the park and is a planned transit corridor. The West Policy Area consists of places of worship, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a small amount of commercial uses and surface parking. The majority of this area is in the Downtown Place Type. This block is also in the West Woodfield Heritage Conservation District, with the exception of the northern most property.

Portions of this Policy Area present opportunities for intensification, particularly the surface parking lots north of St. Peter's Basilica Cathedral.





3.0 Policies

3.1 Overview

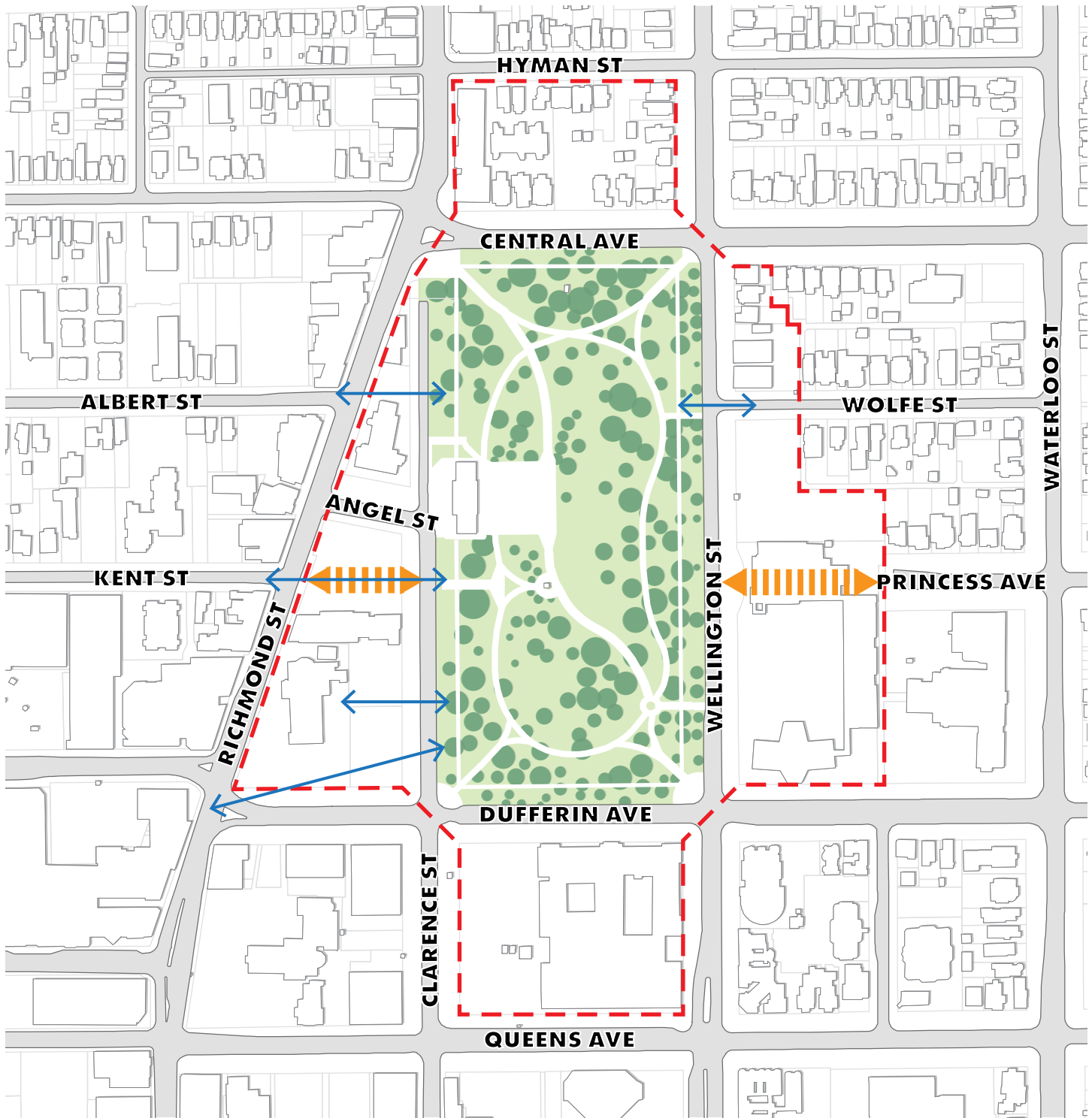
The intent of the *Victoria Park Secondary Plan* is to provide a policy framework to guide future development and public projects within the Secondary Plan boundary. Policies in this Secondary Plan support the vision by providing guidance on view corridors, connections, public realm, cultural heritage, land use, height, built form, compatibility with park activities, housing mix and affordability, and sustainable development.

3.2 View Corridors

Victoria Park is a prominent civic landmark and cultural heritage resource in the city of London and is an important part of the identity and image of the city. The preservation of existing view corridors, and the creation of new view corridors, will aid in orientation and help to maintain strong visual connections between Victoria Park and the surrounding area. Views to Victoria Park from Richmond Street are of particular importance as they help to connect the popular pedestrian corridor to Victoria Park.


- i) Public works and private development will maintain and frame current views, and where possible through design, create new views to and from Victoria Park, as well as to and from St. Peter's Basilica Cathedral.

Schedule 3 – View Corridors and Connections



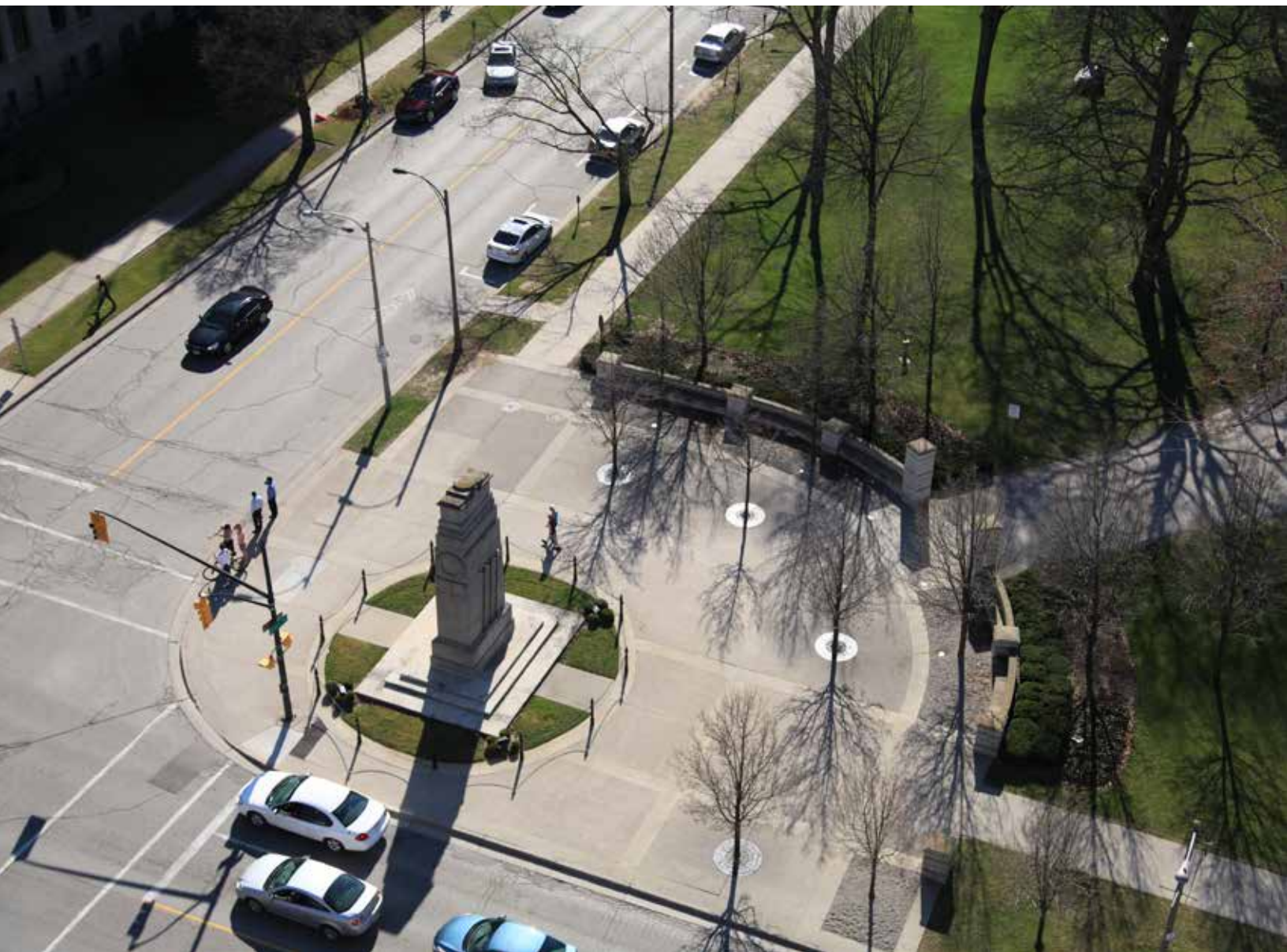
Legend

 Victoria Park Secondary Plan Boundary

 Physical Connection

 View Corridor

- ii) Unobstructed view corridors to and from Victoria Park as identified below and illustrated in Schedule 3 – View Corridors and Connections, will be maintained, as viewed from a pedestrian perspective at street level.
 - a) The northwest corner of Albert Street and Richmond Street
 - b) The northwest and southwest corners of Kent Street and Richmond Street
 - c) The northwest and southwest corners of Richmond Street and Dufferin Avenue
 - d) The northeast and southeast corners of Wolfe Street and Wellington Street
 - e) The eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel
- iii) Any applications for Official Plan amendments, Zoning By-law amendments, and/or Site Plan Control on lands within the Secondary Plan area will consider the potential for adding new view corridors and implementing creative or innovative designs to enhance existing view corridors, if applicable.





3.3 Connections

Connections to Victoria Park help improve access to the park and enhance the relationship of the park to its surroundings. Priority locations for new connections to Victoria Park are identified in Schedule 3: View Corridors and Connections.

- i) New connections to Victoria Park from Kent Street and Princess Avenue should be considered to improve access to the park if development occurs on lands that could facilitate these connections.
- ii) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements. Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.
- iii) Wide sidewalks should be provided and maintained on streets adjacent to and leading to the park as part of any future public works projects to create a comfortable pedestrian environment and promote accessibility.
- iv) Pedestrian amenities, such as benches, will be provided as part of redevelopment projects.
- v) Additional high quality pedestrian connections, that are clearly defined, well-lit and safe should be provided to connect Richmond Street to Victoria Park, if development occurs on lands that could facilitate these connections.



3.4 Public Realm

Improvements to the streetscape and public realm around Victoria Park will help to strengthen the connection between Victoria Park and its surroundings, enhance pedestrian amenity, and expand the green landscaping of the park into the surrounding area. These green edges are anticipated to primarily be located on public land within the wide right-of-way due to the minimal setbacks of existing buildings to property lines.

- i) Landscaping and green space on public and private land will be maintained and, where possible, enhanced. Hard surfaces should be limited to pedestrian entryways, benches, patios, and framed with landscaping/planters to soften their appearance.
- ii) The preservation of existing street trees and the planting of new large canopy trees is encouraged.
- iii) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue should be maintained.
- iv) The public realm around Victoria Park will continue to exhibit a high standard of design, featuring high-quality pedestrian environments.
- v) Boulevards should be maintained as sod and soft landscaping.
- vi) The City Hall block will continue to include a publically-accessible open space with a civic focus that compliments the architectural significance of City Hall and provides a link between City Hall and Victoria Park.



3.5 Cultural Heritage

The cultural heritage resources surrounding Victoria Park are foundational to its character. In addition to the cultural heritage policies in this Secondary Plan, the objectives and policies in the *Downtown Heritage Conservation District Plan* and *West Woodfield Heritage Conservation District Plan* will continue to apply. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the Secondary Plan boundary.

- i) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.
 - a) Any new development must be both physically and visually compatible with the surrounding cultural heritage resources.
 - b) New and renovated buildings shall be designed to be sympathetic to the heritage attributes through measures including, but not limited to, massing, rhythm of solids and voids, significant design features, and high-quality materials.
- ii) New development shall be compatible with the heritage character of the surrounding Heritage Conservation Districts through consideration of height, built form, setback, massing, material, and other architectural elements.
- iii) The policies and design guidelines in the *Downtown Heritage Conservation District Plan* and the *West Woodfield Heritage Conservation District Plan* will be used to review and evaluate proposals for new development in these Heritage Conservation Districts, where applicable, to ensure compatibility with the surrounding context.
- iv) Heritage Impact Assessments will be required for new development within the Secondary Plan boundary.



3.6 Land Use

Land uses around Victoria Park will be supportive of the active pedestrian realm around the park, while recognizing the prominence of Richmond Street as a main street. The Zoning By-law will provide more detail on individual permitted uses, which may not include the full range of uses identified in this Secondary Plan.

- i) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the Secondary Plan boundary.
- ii) For buildings fronting Richmond Street, a minimum of 60% of the Richmond Street frontage at grade should be street-related retail and service uses oriented toward Richmond Street. Community facility and institutional uses may be permitted where they provide for a street-oriented, active ground floor.
- iii) Auto-oriented uses and drive through facilities are prohibited within the Secondary Plan boundary.
- iv) Residential lobbies should take up no more than 30% of the ground floor façade, to a maximum of 15 metres.



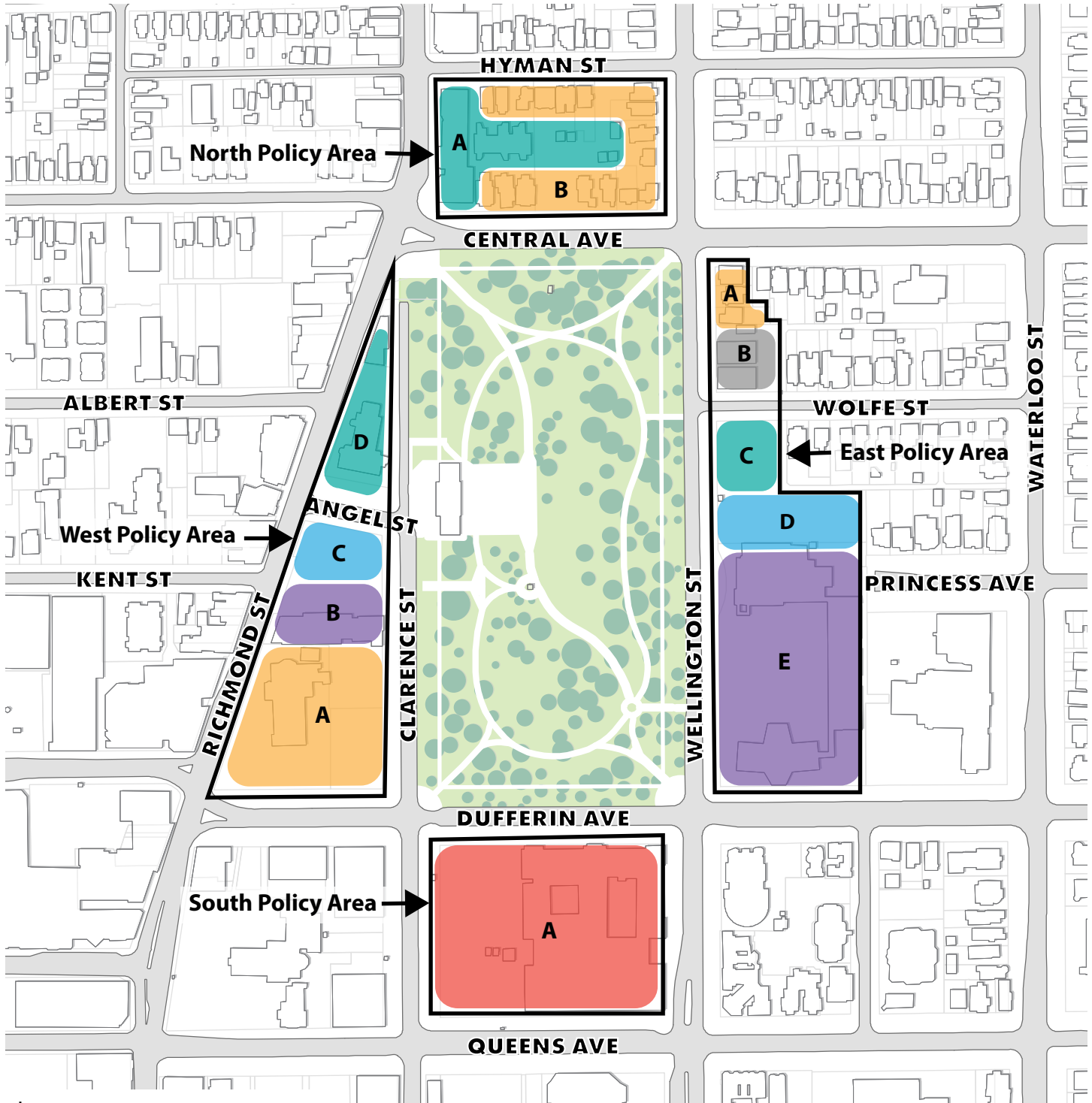
3.7 Height

Minimum and maximum permitted heights for new development within the Secondary Plan boundary are described below and identified in Schedule 4: Permitted Heights and Table 1: Permitted Heights. The Zoning By-law will provide more detail on individual permitted heights, which may not include the full range of heights identified in this Secondary Plan.

- i) The full range of heights identified in Table 1 and Schedule 4 will only be achieved through a site-specific Zoning By-law amendment, where it can be demonstrated that measures are put in place to support or mitigate this height and density, subject to the other policies of this plan.
- ii) Development proposals will require technical studies identified through consultation and outlined in Section 4.7: Required Studies. The results of these studies may influence the maximum height and density that is permitted through zoning.



Schedule 4- Permitted Heights



Legend

- Policy Areas - as labeled
- Maximum 4 Storeys
- Maximum 16 Storeys
- Maximum 25 Storeys
- Maximum 30 Storeys
- Maximum 35 Storeys
- Determined by OLT*

*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.



Table 1: Permitted Heights

Part	Minimum Height	Maximum Height
North Policy Area		
Part A	2 storeys	16 storeys
Part B	2 storeys	4 storeys
East Policy Area		
Part A	2 storeys	4 storeys
Part B	2 storeys	determined by Ontario Land Tribunal*
Part C	2 storeys	16 storeys
Part D	2 storeys	25 storeys
Part E	2 storeys	30 storeys
South Policy Area		
Part A	3 storeys	35 storeys
West Policy Area		
Part A	2 storeys (or 8 metres)	4 storeys
Part B	2 storeys (or 8 metres)	30 storeys
Part C	2 storeys (or 8 metres)	25 storeys
Part D	2 storeys (or 8 metres)	16 storeys

*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.

3.7.1 North Policy Area

- i) The minimum permitted height is two storeys for the entire North Policy Area.
- ii) The maximum permitted height for the Richmond Street frontage and the interior of the block, identified as Part A, is 16 storeys. This height is consistent with the maximum height permitted in the Rapid Transit Corridor Place Type and may only be achieved through the Rapid Transit Corridor boundary interpretation policies of *The London Plan* (833, 834, 835).
- iii) The height and massing of new development in Part A will be contained within a 45-degree angular plane taken from three storeys above the closest property line of any properties not consolidated with Rapid Transit Corridor Place Type, and remaining as Neighbourhood Place Type.
- iv) The maximum permitted height for approximately 20 metres of depth along the north, east and south sides of the block's perimeter, identified as Part B, is four storeys. This height recognizes the scale of existing desirable buildings along these streetscapes.



3.7.2 East Policy Area

- i) The minimum permitted height is two storeys for the entire East Policy Area.
- ii) The maximum permitted height for the north half of the Central Avenue to Wolfe Street block, identified as Part A, is four storeys. This height acknowledges the existing built form and property constraints on these smaller lots.
- iii) The maximum permitted height for the south half of the Central Avenue to Wolfe Street block, identified as Part B, will be determined based on the decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824. Once a final decision is rendered and in-force, this plan will be updated to reflect the permitted heights.
- iv) The maximum permitted height for the north half of the Wolfe Street to Princess Avenue block, identified as Part C, is 16 storeys.
- v) The maximum permitted height for the south half of the Wolfe Street to Princess Avenue block, identified as Part D, is 25 storeys.
- vi) The maximum permitted heights for Part C and Part D indicated above, acknowledge the existing height and density permissions in the Zoning By-law for the property. New development will require a site-specific Zoning By-law amendment, subject to the built form policies of this Secondary Plan, which will shape the height and density to be more sensitive to and compatible with the surrounding context, than the existing setback provisions of the Zoning By-law.
- vii) The maximum permitted height for the City Hall block, identified as Part E, is 30 storeys. This height is lower than the maximum height permitted in the Downtown Place Type, and will begin the transition of heights, stepping down from the downtown core towards the north.



3.7.3 South Policy Area

- i) The minimum permitted height is three storeys for the entire South Policy Area.
- ii) The maximum permitted height for the South Policy Area is 35 storeys. This height is consistent with the maximum height permitted in the Downtown Place Type.
- iii) New high-rise buildings are only anticipated to be developed on the west portion of the property and any redevelopment or additions to the existing buildings may be limited by the evaluation of heritage impacts.

3.7.4 West Policy Area

- i) The minimum permitted height for the entire West Policy Area is two storeys or eight metres. This minimum height acknowledges the desire to create a sense of enclosure around the park and along the Richmond Row commercial corridor, while providing flexibility to accommodate community facility, institutional and other compatible uses in single storey buildings with the volume of two storeys.
- ii) The maximum permitted height to the south and east of St. Peter's Basilica Cathedral, identified as Part A, is limited to four storeys, in order to retain the prominence of the Cathedral and its important relationship to Victoria Park. The location of new development is also subject to the view corridor policies of this plan in order to protect the visual connections between Victoria Park and Richmond Street and to the building's east façade.
- iii) The maximum permitted height north of St. Peter's Basilica Cathedral and south of Kent Street, identified as Part B, is 30 storeys. This height is lower than the maximum height permitted in the Downtown Place Type, and will begin the transition of heights, stepping down from the downtown core towards the north.
- iv) The maximum permitted height for the Angel Street to Kent Street block, identified as Part C, is 25 storeys. This height provides a transition between the Downtown and Rapid Transit Corridor Place Types.
- v) The maximum permitted height for the Central Avenue to Angel Street block, identified as Part D, is 16 storeys. This height is consistent with the maximum height permitted in the Rapid Transit Corridor Place Type.



3.8 Built Form

The following built form policies will help to shape future development in a way that balances intensification and compatibility with the surrounding context. New development will be designed to minimize impacts on Victoria Park and the adjacent low-rise residential neighbourhoods. New development will be of a high standard of urban and architectural design, to complement and celebrate the prominence of the Victoria Park as the “jewel of the parks system”.

The following built form policies will be implemented through site-specific zoning provisions.

3.8.1 General Built Form

- i) New buildings will be designed to express three defined components - a base, middle and top. Alternative design solutions that address the following intentions may be permitted:
 - a) The base should establish a human-scale façade with active frontages including windows, canopies, pedestrian scale lighting, and the use of materials and architectural details that reinforce a human scale
 - b) The middle should be visually cohesive with, but distinct from, the base and top
 - c) The top should provide a finishing treatment, such as a sculpted roof or a cornice, and will serve to hide and integrate mechanical penthouses
- ii) The front and exterior side yard setbacks of new development, including additions, will respond to the setbacks of adjacent buildings to maintain the existing street wall. Where context does not exist, new development should include a minor setback to frame the park, while ensuring building elements such as canopies, porches and steps do not encroach into the right-of-way.



- iii) The height and massing of new development at the street wall (i.e. most forward facade), will respond to the existing scale and rhythm of adjacent buildings and streetscapes through articulation, stepbacks and other architectural responses.
- iv) New development should be set back a minimum of six metres from properties outside of the Secondary Plan boundary that are within the Neighbourhood Place Type in *The London Plan*, to ensure privacy for new and existing residential dwellings.

3.8.2 Facade Design

The design of building façades is important to ensuring development is pedestrian scale and fits within the character of the Victoria Park area.

- i) New development shall be designed so that the rhythm of façade articulation and proportional size of façade openings (i.e. windows and doors) responds to adjacent buildings and/or streetscapes, particularly cultural heritage resources. Grade-related façade articulation should generally occur every eight to 12 metres and projections and recesses should be at least 0.5 metres deep.
- ii) New development shall respond to existing datum lines of adjacent buildings, particularly cultural heritage resources, including the continuation of storey heights and other defining features, such as porches.
- iii) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and within adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.



3.8.3 Activation

Active building façades provide passive surveillance, encourage social interaction, and create a walkable, pedestrian-friendly environment surrounding the park.

- i) Attractive and active frontages shall be located around all edges of the park. All building façades oriented towards the park should exhibit a high level of pedestrian amenity including pedestrian-scale features and fixtures, weather protection and large transparent windows.
- ii) Main building entrances shall front onto the park, unless the building also has frontage on Richmond Street, in which case the main building entrance will be located on Richmond Street with a secondary entrance fronting the park.
- iii) Multiple building entrances are encouraged at a pedestrian-scale rhythm. Corner buildings and buildings with two street frontages should have entrances onto both streets.
- iv) Entrances to lobbies, and retail and commercial units should be flush with grade and accessible directly from the public sidewalk.
- v) Residential units on the ground floor should have individual front entrances accessible directly from the public sidewalk. Entrances to individual residential units should be raised to a maximum of 1.2 metres above grade to provide privacy for residents. A landscape buffer between the building and the public sidewalk is encouraged for privacy and separation. Access to units from below-grade will not be permitted.

- vi) Regardless of the intended use, the ground floor of new buildings should be designed with the height and flexibility to accommodate conversion to non-residential uses in the future. This may be achieved by providing a raised floor over the slab that can be removed to provide additional ground floor height in the future, or through other strategies.
- vii) Blank walls, parking, and service and utility areas should not be visible from the park or Richmond Street.
- viii) Glazing should be maximized for non-residential uses located at-grade, while ensuring compatibility with heritage resources.

3.8.4 Parking

While parking is recognized as a continued need in proximity to Victoria Park, it should be provided in a way that does not detract from the pedestrian realm or existing character surrounding the park.

- i) Parking and service entrances should not front directly onto Victoria Park or Richmond Street, and should be accessed from side streets and laneways where possible, to minimize their appearance and the amount of pavement within the green boulevards surrounding the park.
- ii) Despite policy i) above, in the event a site only has frontage on Victoria Park and/or Richmond Street, parking and service entrances may be provided from one of the frontages. In these instances, the access points shall be minimized as much as possible and incorporate design features to ensure pedestrian safety.
- iii) Parking should be located underground.
- iv) Structured parking on the ground floor shall be fully wrapped on all street frontages with active uses including residential, retail, service, community facility and/or office uses to limit the visual impact of parking on the public realm.
- v) Structured parking above the ground floor should be wrapped with active uses on all street frontages. Where it is unavoidable due to building constraints, structured parking that is visible above grade shall be designed to appear as active space and be fully wrapped with a high level of architectural detail, large transparent windows, and high-quality materials, consistent with the rest of the building's facade.
- vi) New surface parking will not be permitted, except to accommodate required accessible, visitor and drop-off spaces.
- vii) The provision of new publicly-accessible parking is encouraged.

3.8.5 Mid-Rise Buildings

In addition to the general built form policies of this Secondary Plan that apply to all new development, the following direction is provided specifically for mid-rise buildings.

- i) Mid-rise buildings are buildings with heights of four storeys up to and including eight storeys.
- ii) New mid-rise buildings shall step back at the second, third or fourth storey, depending on the built form context, along public rights-of-way to mitigate downward wind shear, support the existing character at street level and allow the street wall to be the primary defining element of the site. Minimum stepbacks should be as follows:
 - a) Five metres for frontages facing Victoria Park and Richmond Street.
 - b) Three metres for frontages facing all other streets and pedestrian connections.
 - c) Larger stepbacks are encouraged and may be required in specific locations.
- iii) The massing of new mid-rise buildings will be contained within a 45-degree angular plane taken from three storeys above the closest property line of any properties outside of the Secondary Plan area.
- iv) Mid-rise buildings shall be located and designed with sufficient rear and interior yard setbacks and building separation to achieve the following:
 - a) Provide access to natural light and a reasonable level of privacy for occupants of new and existing buildings;
 - b) Provide adequate on-site amenity space;
 - c) Provide safe and clear pedestrian circulation from building entrances to the public sidewalk;
 - d) Protect the development potential of adjacent sites; and,
 - e) Provide pedestrian-level views of the sky between buildings particularly as experienced from adjacent streets and Victoria Park.



3.8.6 High-Rise Buildings

In addition to the general built form policies of this Secondary Plan that apply to all new development, the following direction is provided specifically for high-rise buildings.

- i) High-rise buildings are buildings nine storeys in height or taller.
- ii) High-rise buildings will be designed with a podium base and tower above. The tower will consist of all storeys above the maximum podium height.
- iii) Podiums of new high-rise buildings shall have a maximum height of five storeys in the South Policy Area and East Policy Area to frame the park, and a maximum height of three storeys in the North Policy Area and West Policy Area to respond to the existing scale and character.



- iv) Residential tower floor plates in high-rise buildings shall be a maximum of 750 square metres for all portion of the building above the podium to ensure shadows move quickly, to allow pedestrian-level sky views, and to be less visually massive from neighbouring properties and the surrounding public realm. The length to width ratio of tower floorplates should be no more than 1:1.5, and oriented north-south, where possible, to minimize shadow impacts.
- v) Office uses in high-rise buildings may have larger floor plates based on operational requirements, up to a maximum of 1,000 square metres for all portions of the building above the podium containing office uses, but will be designed to limit large shadows on streets, the park, and nearby properties.
- vi) The tower portion of new high-rise buildings shall be set back above the podium to reduce the visual and physical impacts of the building on adjacent properties and the public realm. Minimum tower setbacks should be as follows:
 - a) Five metres for frontages facing Victoria Park and Richmond Street.
 - b) Three metres for frontages facing all other streets and pedestrian connections.
 - c) 10 metres from properties outside of the Secondary Plan area.
 - d) 10 metres from St. Peter's Basilica Cathedral.
 - e) Larger tower setbacks are encouraged and may be required in specific locations.



- vii) The towers of high-rise buildings should have a minimum separation distance of 25 metres between towers on the same site, and 12.5 metres between towers and adjacent properties that could accommodate a high-rise building. This separation distance is intended to:
- a) Protect development potential of adjacent sites;
 - b) Provide access to sunlight on surrounding streets and Victoria Park;
 - c) Provide access to natural light and a reasonable level of privacy for building occupants;
 - d) Provide pedestrian-level views of the sky between buildings, particularly as experienced from adjacent streets and Victoria Park; and,
 - e) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.

viii) New development in the West Policy Area will be designed and located to limit the amount of shadow cast on the concrete pad, east of the Victoria Park band shell so that no more than 50% of the pad is in shadow between the hours of 08:00 and 16:00, from June 1 to August 31.

- ix) The top of high-rise building towers shall be articulated using setbacks, terracing, differences in articulation or other architectural features to contribute to a varied and interesting skyline. The mechanical penthouse shall be integrated into the design of the tower.
- x) Towers shall not have any blank facades, and a minimum proportion of 70% of each tower face should be glazing. Glazing should be spread across the building faces rather than concentrated in one area.
- xi) Balcony materials should be selected to minimize the visual mass of the building.
- xii) The design of high-rise buildings should include materials and techniques that limit bird-strikes.



3.9 Compatibility with Park Activities

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

- i) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help mitigate the impacts of increased intensification on the grounds of Victoria Park.
- ii) Noise studies will be required with all development applications for new mid-rise or high-rise residential developments which will demonstrate how noise from festivals will be mitigated through sound dampening design and construction practices. Purchasers and/or tenants should be advised of the possibility of noise from festivals though the addition of a warning clause to the lease or agreement of purchase and sale and registered on title.
- iii) Wind studies will be required with all development applications for new mid-rise or high-rise developments to provide information on the existing wind conditions and demonstrate how the expected wind conditions are being mitigated to maintain a comfortable environment for pedestrians on sidewalks and within the park. Wind studies will also consider adverse impacts on existing tree and mitigative measures.



3.10 Housing Mix and Affordability

The Secondary Plan area is located at the edge of downtown and along a planned rapid transit corridor. This area is a priority for intensification and provides an opportunity to increase housing supply within Central London. Development within the Secondary Plan area will contribute to providing accessible, affordable, and quality housing options. The following policies apply to all lands within the Secondary Plan area:

- i) A 25% affordable housing component should be achieved within the Secondary Plan area through a mix of housing types and sizes to contribute to a balanced residential community in the core.
- ii) Available tools and provisions under the *Planning Act*, will be used to secure affordable housing units at the time of development applications.
- iii) New development shall include a mixture of unit sizes and configurations, including a mix of bachelor, 1, 2, and/or 3-bedroom units, to allow for a variety of families to live in the core and provide units that are inherently more affordable.
- iv) The utilization of innovative design features, construction techniques, or other tenure arrangements for residential developments, to broaden the provision of affordable housing will be encouraged.
- v) Affordable housing units within market housing buildings shall be integrated with shared lobbies and amenities.
- vi) Grade-related multi-level and townhouse-style units are encouraged to be incorporated into the base of new residential developments to promote walkability, activation and different dwelling style choices.
- vii) The indoor and outdoor communal amenity spaces included in new developments should support a variety of age groups, including children, adults, seniors and families.
- viii) Secure and convenient storage areas are encouraged for strollers, mobility aids and other equipment to support the needs of a diverse population.
- ix) Each site-specific development proposal will be assessed on its ability to contribute to a mix of housing options and supportive amenities.

3.11 Sustainable Development

The policies in this Secondary Plan that promote the construction of new mid-rise and high-rise development within the Secondary Plan boundary will contribute to sustainability and addressing the climate emergency by providing a compact form of development in Central London that reduces urban sprawl, in a way that is compatible with the surrounding area. The use of green building technologies will also help to contribute to sustainability.

- i) New development shall be designed to prioritize active transportation access and circulation over automobiles, through the orientation of primary building entrances, location of supportive amenities and other building design elements.
- ii) Development is encouraged to reduce impacts on the environment through achieving green building best practices such as LEED certification, net-zero or net-positive greenhouse gas emissions, and through efficient design and energy usage.
- iii) Building construction is encouraged to minimize the waste of materials, water and other limited resources.
- iv) Development should use durable materials that help to conserve energy by lowering maintenance and replacement costs. Development is encouraged to use locally harvested, recovered, manufactured or extracted building materials.
- v) Green roofs or cool roofs should be installed on all new mid-rise and high-rise developments, including surface materials with high solar and thermal reflectivity to help reduce the impact of buildings on the climate. Integrated rooftop areas featuring green roof elements and outdoor amenity space is encouraged.





- vi) The use of alternative green energy sources such as district energy and solar is encouraged where available.
- vii) Short-term bicycle parking shall be provided and should be located in a highly visible and publicly accessible location.
- viii) Secure and covered bicycle parking should be included in all new mid-rise and high-rise buildings. The provision of shower and change facilities for tenants and patrons of non-residential uses are encouraged.
- ix) Electric vehicle charging stations should be included in all new mid-rise and high-rise buildings. The provision of car share facilities are encouraged.
- x) Dedicated areas should be provided within buildings for the collection and storage of recycling and organic waste that is equally as convenient as the garbage facility.
- xi) Low Impact Development stormwater controls should be implemented and innovative approaches to stormwater management are encouraged.
- xii) The use of bird strike mitigation measures and dark sky compliance as described in London's Bird Friendly City guidelines are encouraged for any new building.



4.0 Our Tools

4.1 Implementation of the Plan

The Victoria Park Secondary Plan shall be implemented through the following implementation mechanisms:

- i) This Secondary Plan shall be implemented according to the provisions of the *Planning Act*, the *Provincial Policy Statement*, other applicable Provincial legislation, and the provisions of the City of London Official Plan, *The London Plan*.
- ii) All municipal works and all planning and development applications shall conform with the policies of this Plan.

4.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, principles and schedules of this Secondary Plan.

The policies and principles contained in the *Victoria Park Secondary Plan* are intended to implement this Secondary Plan, as described in Section 1. It is intended that the interpretation of these policies should allow for a limited degree of flexibility according to the following provisions:

- iii) The boundaries between height areas shown on Schedule 4 are not intended to be rigid, except where they coincide with physical features such as public streets. The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council.

Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this Secondary Plan is maintained and that the departure is advisable and reasonable. Where boundaries between height areas coincide with physical features, any major departure from the boundary will require an Official Plan amendment to this plan.

- iv) Minor variations from numerical requirements in this Secondary Plan may be permitted by Council without an amendment to the Official Plan, provided that the general intent and objectives of this Secondary Plan and Official Plan are maintained.
- v) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this Secondary Plan, but which are considered by Council to be similar in nature to the listed uses and conform to the general intent and objectives of the policies, may be recognized as permitted uses in the Zoning By-law.

4.3 Official Plan

- i) Any amendments to the text or schedules of this Secondary Plan represents an Official Plan amendment. Furthermore, amendments to the schedules of this Plan may require amendments to the associated maps of the Official Plan.
- ii) Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of the City of London Official Plan.

4.4 Zoning By-law

- i) Any applications for amendments to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Special provisions may be required as part of site-specific Zoning By-law amendments to ensure the implementation of the policies of this Secondary Plan and of the City of London Official Plan.
- iii) The evaluation of applications to amend the Zoning By-law shall be subject to the Evaluation Criteria for Planning and Development Applications as described in the Our Tools section of The City of London Official Plan.
- iv) The Zoning By-law will provide more detail on individual permitted uses and heights which may not include the full range identified in this Secondary Plan.

4.5 Site Plan Approval

- i) Any applications for Site Plan approval shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Public Site Plan review will be required for all new development in the *Victoria Park Secondary Plan* boundary.

4.6 Guideline Documents

- i) Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the Secondary Plan.

4.7 Required Studies

This Secondary Plan identifies the following studies, plans, reports and assessments that may be required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, Secondary Plan area. The City shall determine on an application by application basis the need for supporting studies, plans and assessments, and when in the approvals process they may be required:

- ii) Archaeological Assessment
- iii) Cultural Heritage Evaluation Report
- i) Heritage Impact Assessment
- ii) Planning and Design Report that includes the following in addition to the standard requirements (including analysis of the policies in the *Victoria Park Secondary Plan*):
 - a) Information about how view corridors for pedestrians will be maintained and/or added in response to Section 3.2
 - b) Information about how new connections will be added and/or enhanced in response to Section 3.3
 - c) Information on the provision and size of indoor and/or outdoor common amenity space
 - d) A statement on housing mix and affordability in response to Section 3.10
 - e) A statement on sustainable development in response to Section 3.11
- iii) Noise Study in response to policies in Section 3.9, and demonstrating mitigative measures
- iv) Parking Study

- v) Servicing Study and sanitary design brief to ensure adequate servicing. Holding provisions may be required to ensure necessary servicing is in place prior to development
- vi) Shadow Study in response to Section 3.8 and demonstrating mitigative measures.
- vii) Traffic Impact Assessment
- viii) Tree Inventory, Preservation, Protection and Edge Management Plans for private and public trees
- ix) Urban Design Brief that includes the following in addition to the standard requirements: section drawings, 3D massing model, elevations, landscape plans and floor plans
- x) Wind Impact Assessment in response to Section 3.8 and 3.9, and demonstrating mitigative measures for impacts on the sidewalk and park environment, and impacts to trees

Additional studies beyond those described above may be required by the City for individual sites and will be identified at the time of pre-application consultation.

Any study that requires a peer review shall be carried out at no cost to the City and subject to approval by the City or any other authority having jurisdiction.

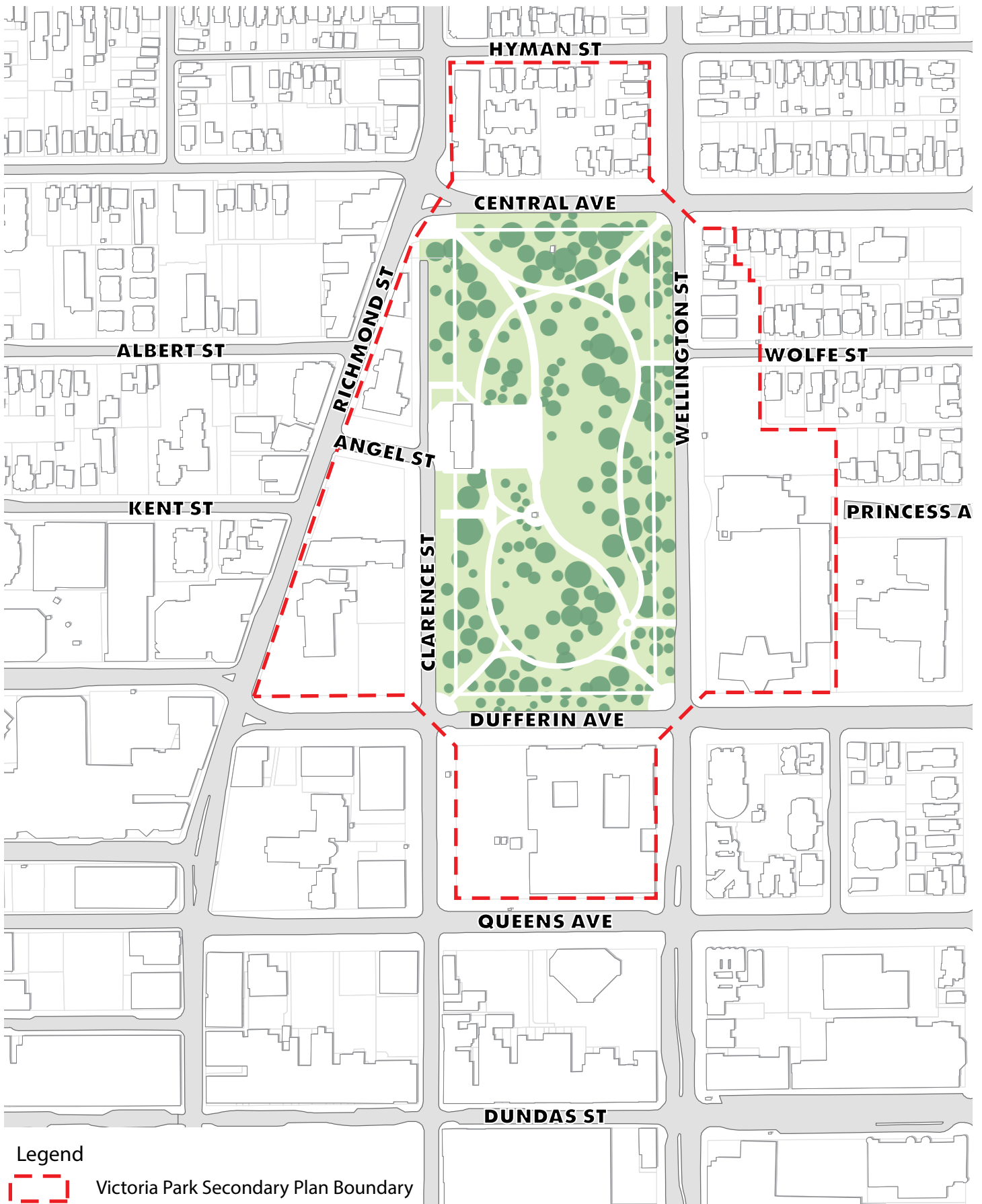


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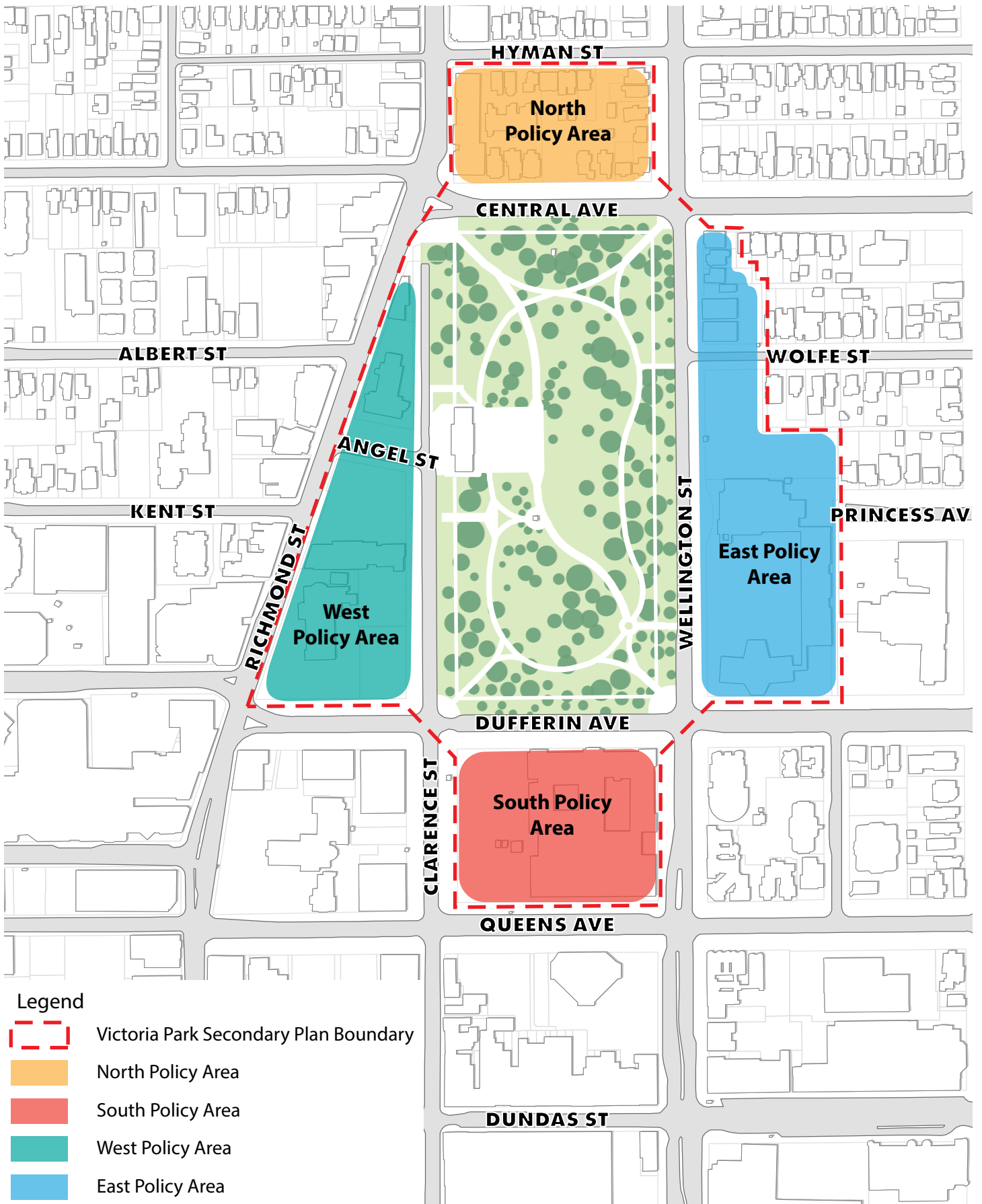


5.0 Schedules

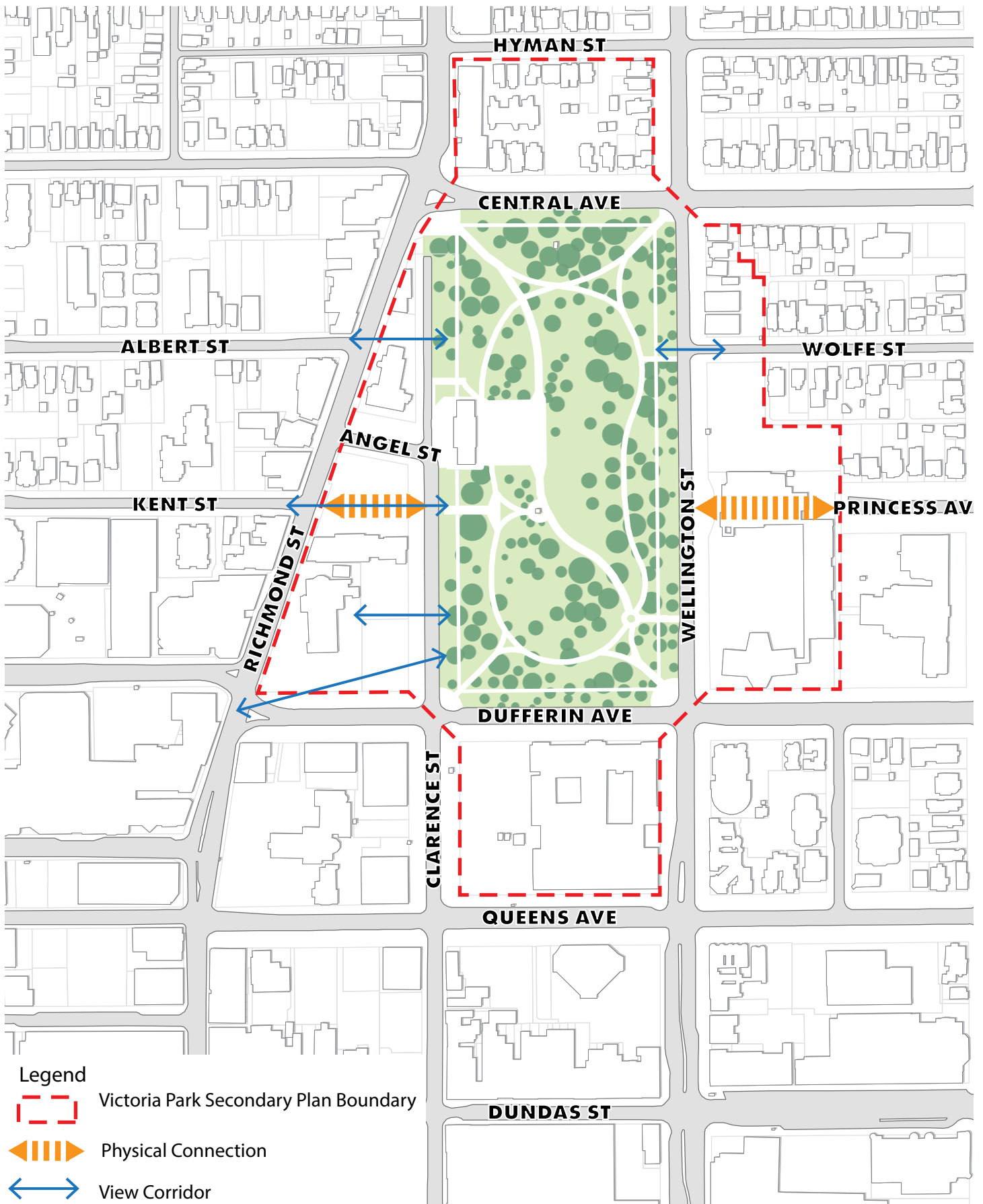
Schedule 1: Secondary Plan Area



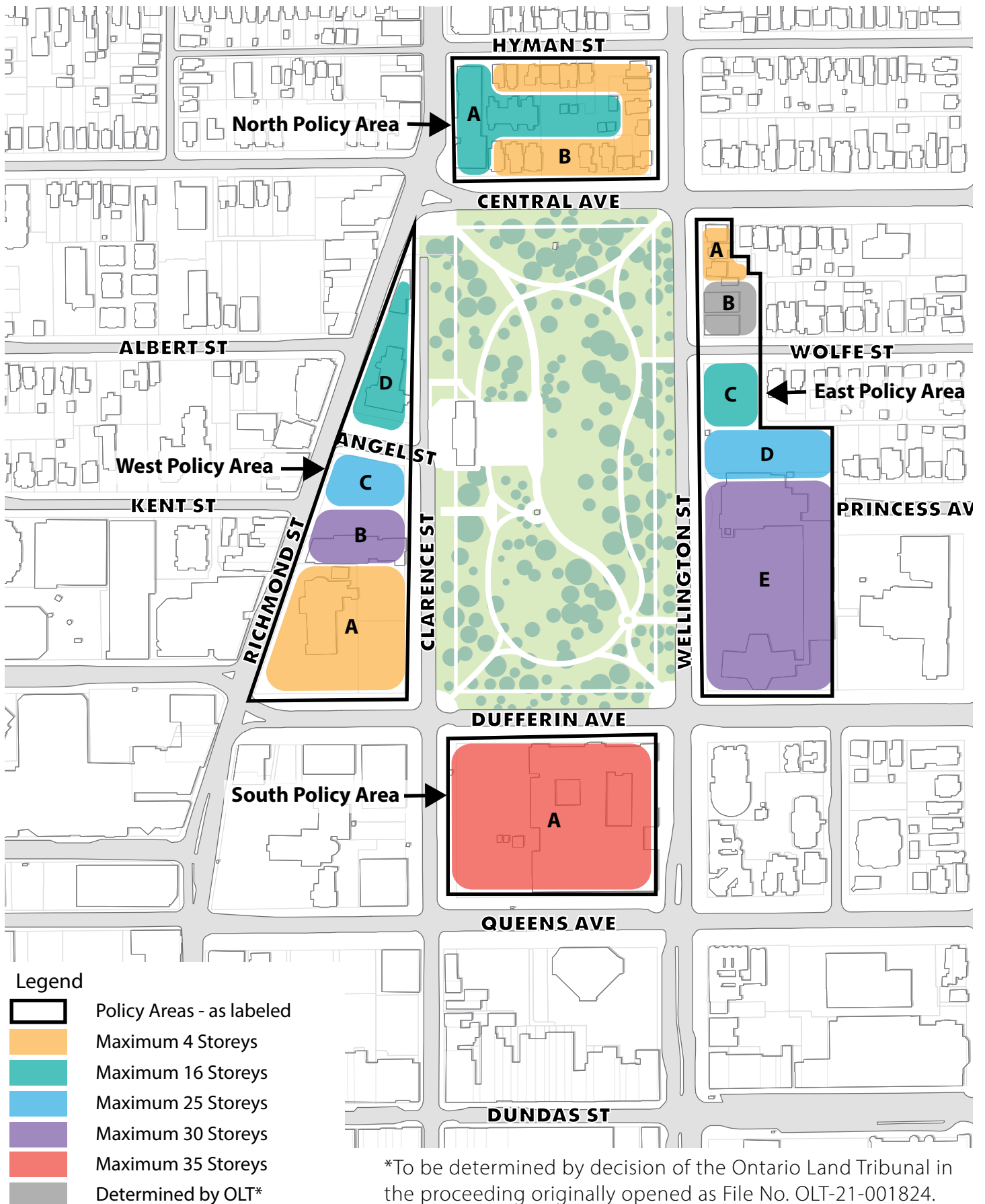
Schedule 2: Policy Areas



Schedule 3: View Corridors and Connections



Schedule 4: Permitted Heights



*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.

Schedule 5: Table 1: Permitted Heights

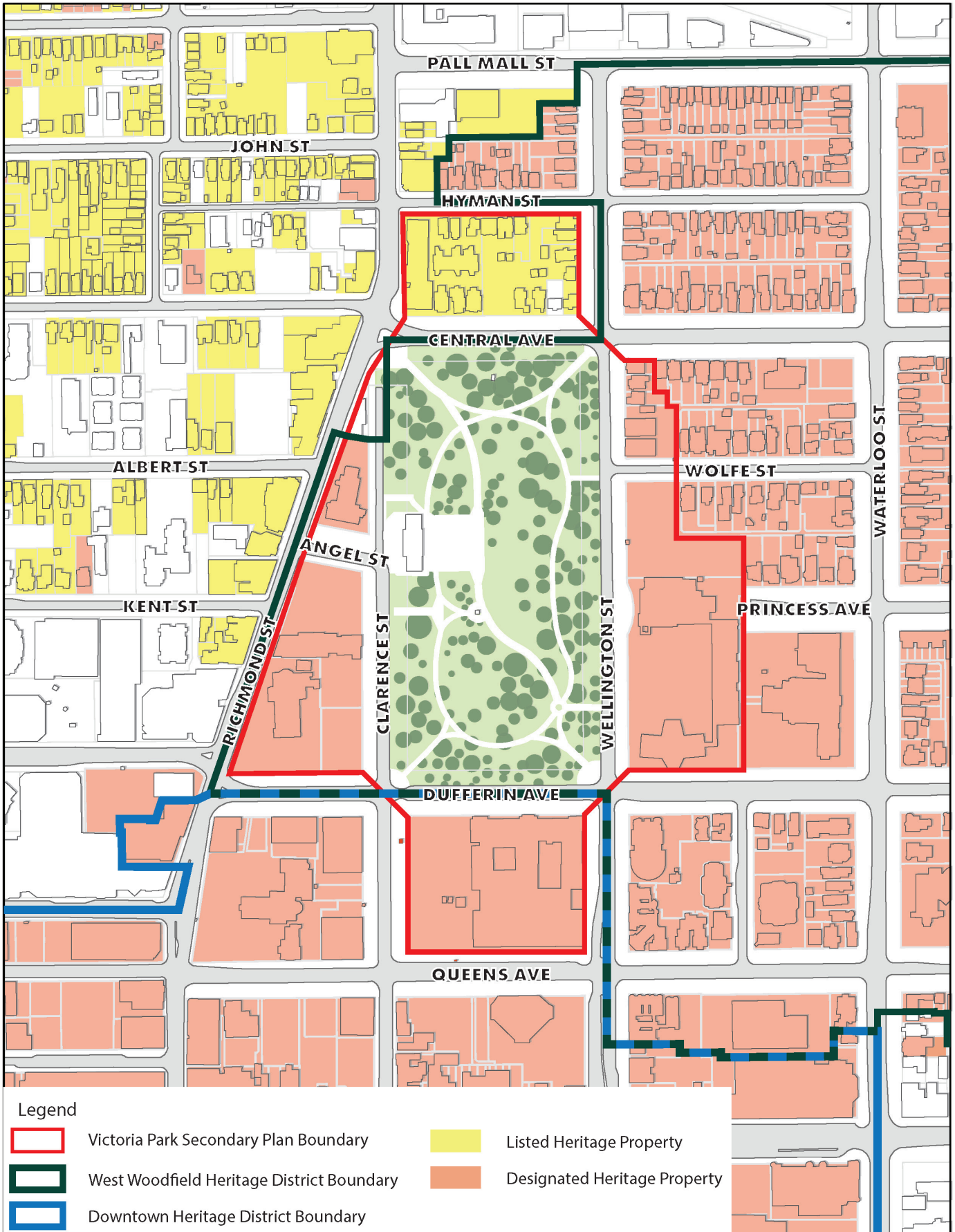
North Policy Area		
Part A	2 storeys	16 storeys
Part B	2 storeys	4 storeys
East Policy Area		
Part A	2 storeys	4 storeys
Part B	2 storeys	determined by Ontario Land Tribunal*
Part C	2 storeys	16 storeys
Part D	2 storeys	25 storeys
Part E	2 storeys	30 storeys
South Policy Area		
Part A	3 storeys	35 storeys
West Policy Area		
Part A	2 storeys (or 8 metres)	4 storeys
Part B	2 storeys (or 8 metres)	30 storeys
Part C	2 storeys (or 8 metres)	25 storeys
Part D	2 storeys (or 8 metres)	16 storeys

*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.



6.0 Appendices

Appendix A: Cultural Heritage



Appendix B: Reasons for Designation - Victoria Park

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK

(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

- (a) As a registered archaeological site;
- (b) Military history;
- (c) A designed landscape;
- (d) A place of public gathering and celebration; and
- (e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire northern two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks formed an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s, the complex served as a refuge camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was at this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Millers plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 1876 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 331 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by sir John Carling.

Victoria Park evolved as it assumed its role as the “jewel of the parks system”. In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park’s original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park , and parking lots.

An important aspect of the park’s history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Army held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again with funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

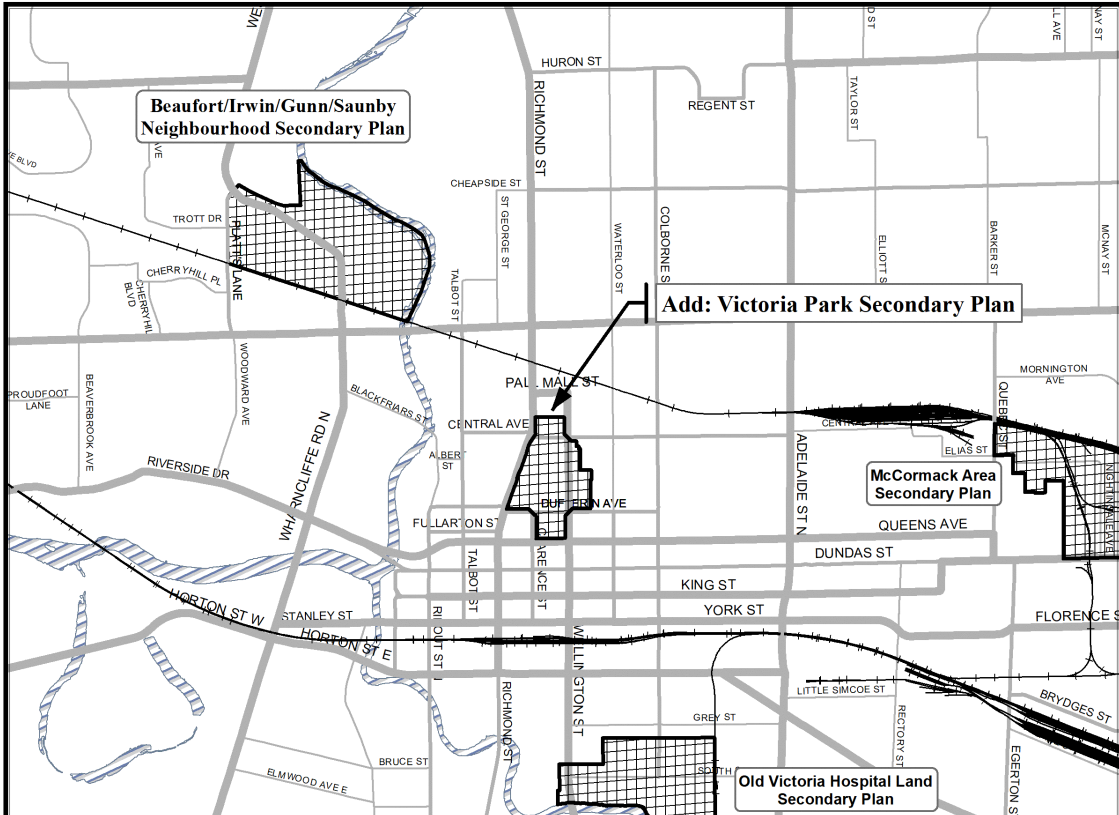
Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers’ Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to “The Glorious Dead”.



Planning and Development
May 2022





Legend

- Planning Areas
- Planning Area Name
- Secondary Plans
- Extensions to Existing Communities
- Urban Growth Boundary

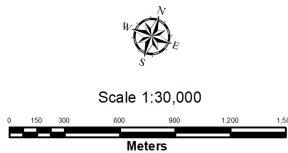
Base Map Features

- Streets (refer to Schedule C)
- Secondary Collectors
 - Primary Collectors
 - Arterials
 - Freeways/Expressways
 - Railways
 - Rivers/Streams

This is an excerpt from the Planning Division's working consolidation of Schedule D to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN
AMENDMENT NO. 646**

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8978

PLANNER: MK

TECHNICIAN: MB

DATE: 2020/01/27

Bill No. 213
2022

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

A by-law to amend Official Plan for the City of London, 1989 relating to the Victoria Park Secondary Plan area.

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

1. Amendment No.____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

**AMENDMENT NO.
to the
OFFICIAL PLAN (1989) FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To amend Section 3.5.4 of the 1989 Official Plan

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north

C. BASIS OF THE AMENDMENT

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To replace Section 3.5.4 of the Official Plan, 1989.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to properties surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

The Woodfield Neighbourhood policy applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north. The *Victoria Park Secondary Plan* applies to a portion of this area. The existing version of Section 3.5.4 provides guidance for the area, and also includes specific guidance for the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street. This area comprises the North Policy Area in the *Victoria Park Secondary Plan* and the existing policies for that block are no longer applicable. This amendment would replace that policy with a policy that provides clarification on the application of the *Victoria Park Secondary Plan*, such that in instances where Section 3.5.4 - Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

D. THE AMENDMENT

The Official Plan, 1989, is hereby amended as follows:

3.5.4 Woodfield Neighbourhood

The Woodfield Neighbourhood, which is approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north, is characterized by predominantly low density residential development, with a mix of higher density residential and office conversions. It is a policy of this Plan to maintain the Woodfield Neighbourhood as a low density residential area. In keeping with this policy new office conversions would not be permitted except in the commercial designations along Richmond Street, Adelaide Street, in the Downtown Area, and in areas identified in policy 3.6.9. New office conversions on the east side of Waterloo Street, between Central Avenue and Princess Avenue, and on Central Avenue, between Waterloo and Wellington Streets, may be permitted provided

there is little alteration to the external residential character of the structure and provided also that there is at least one residential dwelling unit retained in the building being converted. New office conversions may be permitted on Waterloo Street, both sides between Pall Mall Street and Central Avenue, provided at least one above-grade residential dwelling unit is retained in the building being converted. Existing office conversions are recognized as legal uses in this Official Plan and will be zoned to permit the continuation of these uses.

The low density residential neighbourhood within the area bounded by Wellington Street, Pall Mall Street, Waterloo Street and Princess Avenue shall only provide for infill and intensification where such development is clearly compatible with the character, scale and intensity of the low density residential neighbourhood in this area. Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. (OPA No. 396)

Properties fronting the north side of Princess Avenue, west of Waterloo Street are located on the edge of the downtown at a point of transition between high density residential and institutional uses to the south and low density residential neighbourhood to the north. Several buildings have undergone restoration and intensification in a manner which has preserved the character of the neighbourhood and kept the original streetscape intact. Recognizing this, these properties may be exempt from area-specific zoning regulations such as floor area ratio, maximum dwelling size, and on-site parking limitations noted above. (OPA 434-approved January 21, 2008)

In addition to the uses permitted in the Low Density Residential designation, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective. (OPA 691 - C.P.-1284(uj)-28)

The *Victoria Park Secondary Plan* applies to certain properties in the Woodfield Neighbourhood. In instances where the policies that apply to the Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

Bill No. 214
2022

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to the Victoria
Park Secondary Plan area.

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

1. Amendment No. ____ to The London Plan for the City of London Planning Area – 2016, the Victoria Park Secondary Plan, as contained in Schedule 1, attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To adopt the Victoria Park Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future. The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to The London Plan.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

Victoria Park Secondary Plan, attached as Schedule 1.



Victoria Park

Secondary Plan

May 2022



Contents

1.0	Introduction	1
1.1	Background	1
1.2	Location	3
1.3	Cultural Heritage Resources	3
1.4	Purpose and Use	4
1.5	Vision	5
1.6	Principles	6
2.0	Policy Areas	7
2.1	Overview	7
2.2	North Policy Area	9
2.3	East Policy Area	10
2.4	South Policy Area	11
2.5	West Policy Area	12
3.0	Policies	13
3.1	Overview	13
3.2	View Corridors	13
3.3	Connections	16
3.4	Public Realm	17
3.5	Cultural Heritage	18
3.6	Land Use	19
3.7	Heights	21
	3.7.1 North Policy Area	24
	3.7.2 East Policy Area	25
	3.7.3 South Policy Area	26
	3.7.4. West Policy Area	26

3.8	Built Form	27
	3.8.1 General Built Form	27
	3.8.2 Facade Design	28
	3.8.3 Activation	29
	3.8.4 Parking	30
	3.8.5 Mid-Rise Buildings	31
	3.8.6 High-Rise Buildings	32
3.9	Compatibility with Park Activities	35
3.10	Housing Mix and Affordability	36
3.11	Sustainable Development	37
4.0	Our Tools	39
4.1	Implementation of the Plan	39
4.2	Interpretation	39
4.3	Official Plan	40
4.4	Zoning By-law	40
4.5	Site Plan Approval	40
4.6	Guideline Documents	40
4.6	Required Studies	41
5.0	Schedules	43
	Schedule 1: Secondary Plan Area	44
	Schedule 2: Policy Areas	45
	Schedule 3: View Corridors and Connections	46
	Schedule 4: Permitted Heights	47
	Schedule 5: Table 1: Permitted Heights	48
6.0	Appendices	49
	Appendix A: Cultural Heritage	50
	Appendix B: Reasons for Designation - Victoria Park	51



1.0 Introduction

1.1 Background

Victoria Park is centrally located in the City of London, adjacent to the downtown. The park is an important feature at the heart of the city as a central gathering place for events and celebrations of city-wide significance, as well as an open space for active and passive recreation.

Development pressure on lands surrounding Victoria Park has warranted the creation of a comprehensive vision for future growth. The purpose of this Secondary Plan is to establish a policy framework to guide the future of the lands surrounding Victoria Park, recognizing that the existing overlapping policy framework is complex and has not yet considered the properties surrounding the park based on their unique relationship to the park.

This Secondary Plan considers how future development and redevelopment will relate to existing buildings, adjacent neighbourhoods, the downtown, and Victoria Park. Existing plans, policies, and guidelines applying to properties around the park have been taken into account to create the development framework and to provide clarity and consistency in reviewing future development applications.

The policies in the *West Woodfield Heritage Conservation District Plan* and the *Downtown Heritage Conservation District Plan* will continue to apply to properties within the Secondary Plan boundary. Future development applications will be evaluated on a site-by-site basis for conformity to the applicable Official Plan policies and the Heritage Conservation District Plans for the conservation of cultural heritage resources within the Secondary Plan boundary.

Schedule 1: Secondary Plan Area



Legend

 Victoria Park Secondary Plan Boundary



1.2 Location

The *Victoria Park Secondary Plan* applies to properties around Victoria Park as identified in Schedule 1: Secondary Plan Area. This area has been delineated to include properties surrounding Victoria Park and properties that are anticipated to be consolidated for future development around the park. The surrounding context was considered in the preparation of the Secondary Plan, however the policies in the Secondary Plan will only apply within this boundary.

1.3 Cultural Heritage Resources

The cultural heritage resources within the Secondary Plan boundary are foundational to the character of the area. Cultural heritage resources within the Secondary Plan boundary include the West Woodfield Heritage Conservation District, the Downtown Heritage Conservation District, and a number of properties that are individually designated under Part IV of the *Ontario Heritage Act* or are listed on the City's Register. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the Secondary Plan boundary.

Victoria Park is designated under Parts IV and V of the *Ontario Heritage Act*, as it is individually designated and also designated as part of the West Woodfield Heritage Conservation District. The individual designation under Part IV of the *Ontario Heritage Act* is based on Victoria Park's significant historic, architectural, and cultural heritage landscape importance. The Part IV heritage designation that applies to Victoria Park also recognizes that it has assumed a role as the "jewel of the parks system" in the city of London. Appendix B: Reasons for Designation - Victoria Park includes the reasons for designation for Victoria Park.



1.4 Purpose and Use

The Secondary Plan presents a vision for the development and redevelopment of properties surrounding the park and provides a consistent framework to evaluate future development applications. It provides comprehensive built form and land use direction that consider how future development should relate to the park and enhance the surrounding context, while ensuring conservation of the cultural heritage resources in the area.

Policies in the *Victoria Park Secondary Plan* apply to all properties in the Secondary Plan boundary unless where specifically noted as only applying to a specific property or Policy Area. The policies of this Secondary Plan provide a greater level of detail than the policies of the Official Plan. Where the policies of the Official Plan provide sufficient guidance to implement the vision of this Secondary Plan, these policies were not repeated. As such, the policies of this Secondary Plan should be read in conjunction with the Official Plan, the applicable Heritage Conservation District Plans, and any other applicable policy documents. In instances where the overall policies of the Official Plan and the *Victoria Park Secondary Plan* are inconsistent, the Secondary Plan shall prevail.

The policies of this Secondary Plan that use the words “will” or “shall” express a mandatory course of action. Where the word “should” is used, suitable alternative approaches to meet the intent of the policy may be considered.

The policies of this Secondary Plan will be implemented through mechanisms set out in this Secondary Plan, public investments in infrastructure and public realm improvements, as well as other tools available to the City including, but not limited to, the *Zoning By-law*, and the *Site Plan Control By-law*.

The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in the Secondary Plan are provided for graphic reference, illustration, and information.

1.5 Vision

The Victoria Park area is a prominent destination that is cherished by Londoners. The area will develop in a way that balances the desire to grow inward and upward with the need to conserve significant cultural heritage resources, be compatible with the surrounding context, and foster Victoria Park's continued use as a city-wide destination for recreation, relaxation and events.

Future development of the area will celebrate the prominence of Victoria Park through design excellence and sympathetic development, contributing to the continued success of this area as a destination for Londoners both now and in the future.





1.6 Principles

The development of this Secondary Plan has been guided by the following principles:

- Identify opportunities for compatible and sensitive intensification
- Design buildings to celebrate the prominence of Victoria Park as a city-wide gem
- Enhance and conserve cultural heritage resources within and surrounding Victoria Park
- Respond to climate change by encouraging sustainable development, building design, and active transportation options
- Frame Victoria Park with an appropriately-scaled base that creates a comfortable and animated pedestrian environment
- Protect the residential amenity of the Woodfield neighbourhood by mitigating impacts of new development
- Preserve and strengthen visual and physical connections to Victoria Park and create new connections where possible
- Continue to enhance the amenity of Victoria Park as a neighbourhood green space, as well as a destination for all Londoners to attend festivals and events
- Preserve and enhance the landscaped edges around Victoria Park

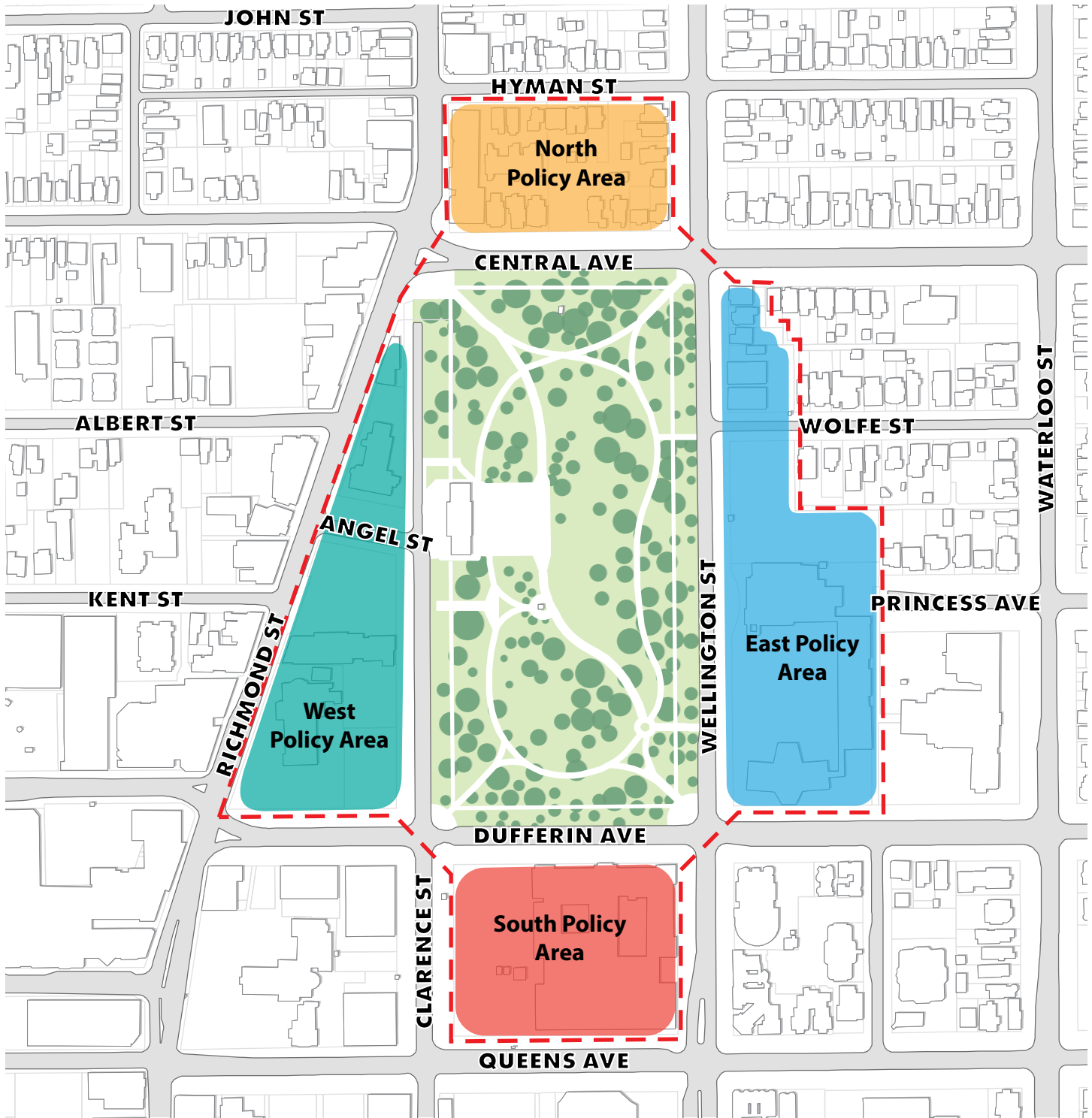


2.0 Policy Areas

2.1 Overview

The area subject to the *Victoria Park Secondary Plan* has been divided into four Policy Areas, each encompassing a different side of the park: North, East, South, and West, as identified in Schedule 2: Policy Areas. Most of the policies in the Secondary Plan apply to the entire area within the *Victoria Park Secondary Plan* boundary. However, some identified policies address the unique characteristics of one particular side of the park and therefore only apply to properties within the associated Policy Area. The boundaries and the unique characteristics of each of the four sides surrounding Victoria Park are detailed in the following sections.

Schedule 2: Policy Areas



Legend

-  Victoria Park Secondary Plan Boundary
-  North Policy Area
-  South Policy Area
-  West Policy Area
-  East Policy Area

2.2 North Policy Area

The North Policy Area adjacent to Victoria Park is lined by 2.5-storey house-form buildings, many of which have been converted for office uses or multi-unit dwellings, with the exception of the Richmond Street frontage, which is occupied by a 4-storey mixed-use building and forms part of Richmond Row. A 3-storey residential building is located on the western portion of the interior of the block. While this Policy Area is not within a Heritage Conservation District, many of the properties in this Policy Area are listed on the City's Register of Cultural Heritage Resources.

The western portion of this Policy Area is in the Rapid Transit Corridor Place Type, while the eastern portion of this Policy Area is in the Neighbourhoods Place Type. There is opportunity for intensification in the North Policy Area, primarily on the interior of the block.





2.3 East Policy Area

The East Policy Area is characterized by a broad mix of uses including City Hall, Centennial Hall, surface parking, and R.H. Cooper Square. A mix of other uses are also found, including professional offices, a multi-unit residential building, and a single-detached dwelling. The southern portion of this block is located in the Downtown Place Type, and the northern portion is in the Neighbourhoods Place Type and is also subject to the provisions of the Woodfield Neighbourhood Specific Policy Area. The entirety of this Policy Area is in the West Woodfield Heritage Conservation District.

There is opportunity for intensification of underutilized sites in the East Policy Area, primarily south of Wolfe Street.

2.4 South Policy Area

The South Policy Area includes the iconic Great West Life Insurance Company building, which is a character defining feature of the block, and a surface parking lot. The Policy Area is located entirely in the Downtown Place Type. This Policy Area is also entirely within the Downtown Heritage Conservation District.

The large surface parking lot in the west portion of the block presents an opportunity for intensification.



2.5 West Policy Area

The West Policy Area includes the triangular area bounded by Richmond Street, Dufferin Avenue and Clarence Street. Richmond Street is a main street commercial corridor connecting to downtown. Clarence Street runs immediately adjacent to the park and is a planned transit corridor. The West Policy Area consists of places of worship, including St. Peter's Basilica Cathedral and First Baptist Church, as well as a small amount of commercial uses and surface parking. The majority of this area is in the Downtown Place Type. This block is also in the West Woodfield Heritage Conservation District, with the exception of the northern most property.

Portions of this Policy Area present opportunities for intensification, particularly the surface parking lots north of St. Peter's Basilica Cathedral.





3.0 Policies

3.1 Overview

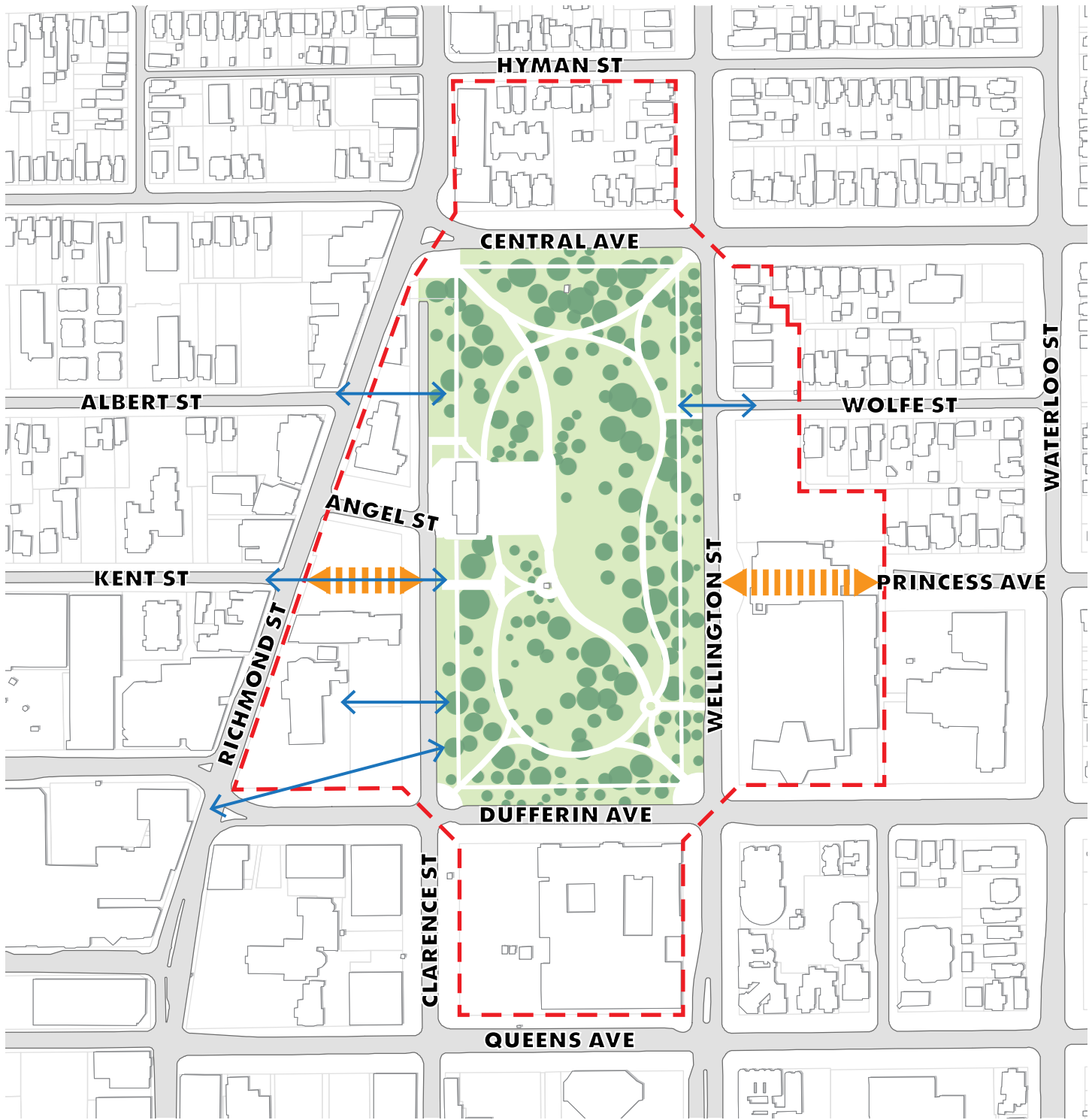
The intent of the *Victoria Park Secondary Plan* is to provide a policy framework to guide future development and public projects within the Secondary Plan boundary. Policies in this Secondary Plan support the vision by providing guidance on view corridors, connections, public realm, cultural heritage, land use, height, built form, compatibility with park activities, housing mix and affordability, and sustainable development.

3.2 View Corridors




Victoria Park is a prominent civic landmark and cultural heritage resource in the city of London and is an important part of the identity and image of the city. The preservation of existing view corridors, and the creation of new view corridors, will aid in orientation and help to maintain strong visual connections between Victoria Park and the surrounding area. Views to Victoria Park from Richmond Street are of particular importance as they help to connect the popular pedestrian corridor to Victoria Park.

- i) Public works and private development will maintain and frame current views, and where possible through design, create new views to and from Victoria Park, as well as to and from St. Peter's Basilica Cathedral.

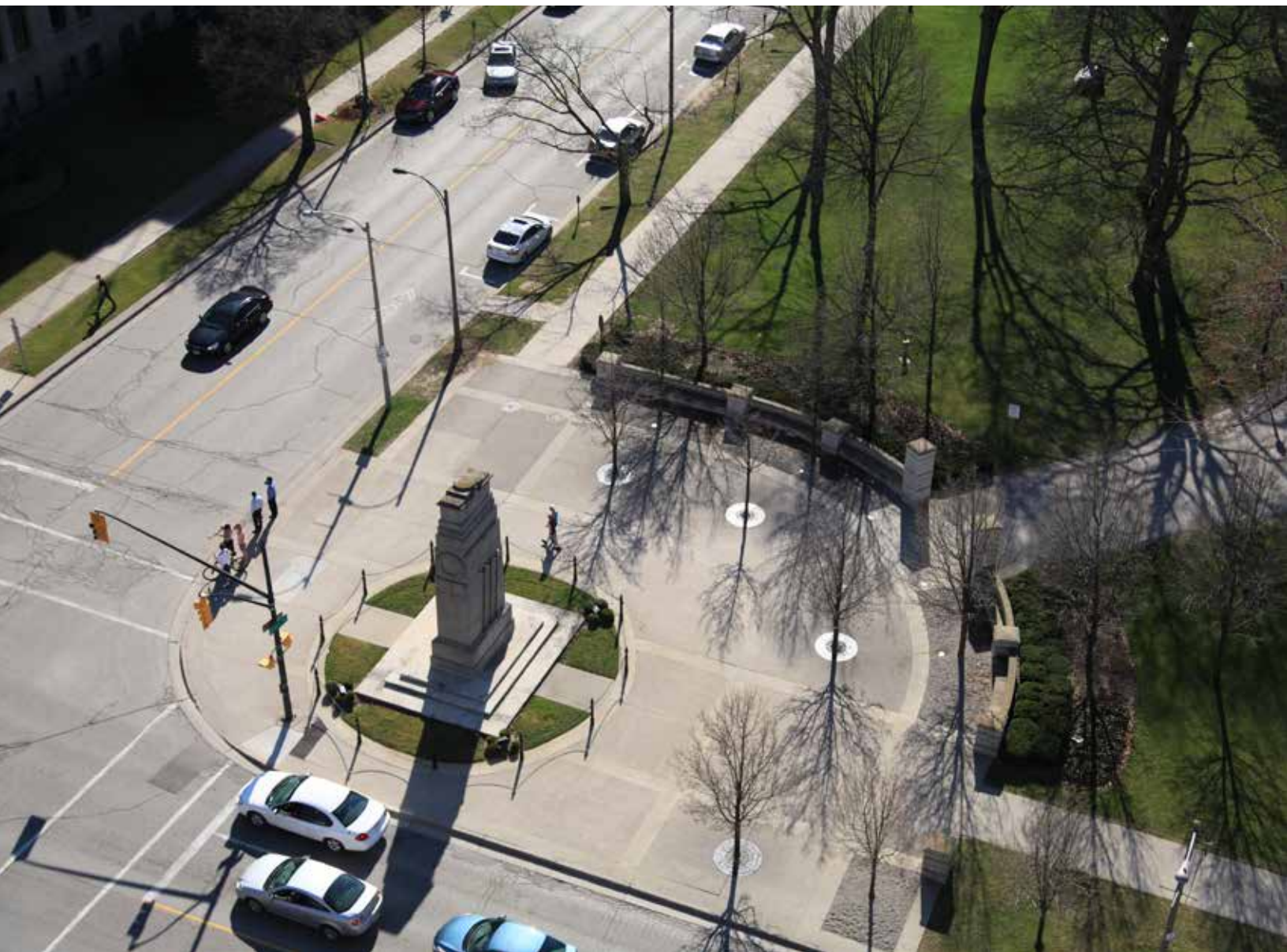
Schedule 3 – View Corridors and Connections



Legend

-  Victoria Park Secondary Plan Boundary
-  Physical Connection
-  View Corridor

- ii) Unobstructed view corridors to and from Victoria Park as identified below and illustrated in Schedule 3 – View Corridors and Connections, will be maintained, as viewed from a pedestrian perspective at street level.
 - a) The northwest corner of Albert Street and Richmond Street
 - b) The northwest and southwest corners of Kent Street and Richmond Street
 - c) The northwest and southwest corners of Richmond Street and Dufferin Avenue
 - d) The northeast and southeast corners of Wolfe Street and Wellington Street
 - e) The eastern elevation of St. Peter’s Basilica Cathedral, including the east aisle and the Lady Chapel
- iii) Any applications for Official Plan amendments, Zoning By-law amendments, and/or Site Plan Control on lands within the Secondary Plan area will consider the potential for adding new view corridors and implementing creative or innovative designs to enhance existing view corridors, if applicable.





3.3 Connections

Connections to Victoria Park help improve access to the park and enhance the relationship of the park to its surroundings. Priority locations for new connections to Victoria Park are identified in Schedule 3: View Corridors and Connections.

- i) New connections to Victoria Park from Kent Street and Princess Avenue should be considered to improve access to the park if development occurs on lands that could facilitate these connections.
- ii) Connections will prioritize pedestrian access, but may incorporate flex-street or shared street design elements. Innovative approaches to connectivity may be considered such as enclosed or covered walkways through buildings.
- iii) Wide sidewalks should be provided and maintained on streets adjacent to and leading to the park as part of any future public works projects to create a comfortable pedestrian environment and promote accessibility.
- iv) Pedestrian amenities, such as benches, will be provided as part of redevelopment projects.
- v) Additional high quality pedestrian connections, that are clearly defined, well-lit and safe should be provided to connect Richmond Street to Victoria Park, if development occurs on lands that could facilitate these connections.



3.4 Public Realm

Improvements to the streetscape and public realm around Victoria Park will help to strengthen the connection between Victoria Park and its surroundings, enhance pedestrian amenity, and expand the green landscaping of the park into the surrounding area. These green edges are anticipated to primarily be located on public land within the wide right-of-way due to the minimal setbacks of existing buildings to property lines.

- i) Landscaping and green space on public and private land will be maintained and, where possible, enhanced. Hard surfaces should be limited to pedestrian entryways, benches, patios, and framed with landscaping/planters to soften their appearance.
- ii) The preservation of existing street trees and the planting of new large canopy trees is encouraged.
- iii) The green edge between St. Peter's Basilica Cathedral and Dufferin Avenue should be maintained.
- iv) The public realm around Victoria Park will continue to exhibit a high standard of design, featuring high-quality pedestrian environments.
- v) Boulevards should be maintained as sod and soft landscaping.
- vi) The City Hall block will continue to include a publically-accessible open space with a civic focus that compliments the architectural significance of City Hall and provides a link between City Hall and Victoria Park.



3.5 Cultural Heritage

The cultural heritage resources surrounding Victoria Park are foundational to its character. In addition to the cultural heritage policies in this Secondary Plan, the objectives and policies in the *Downtown Heritage Conservation District Plan* and *West Woodfield Heritage Conservation District Plan* will continue to apply. Appendix A: Cultural Heritage identifies cultural heritage resources within and adjacent to the Secondary Plan boundary.

- i) On-site and adjacent cultural heritage resources and their heritage attributes will be conserved.
 - a) Any new development must be both physically and visually compatible with the surrounding cultural heritage resources.
 - b) New and renovated buildings shall be designed to be sympathetic to the heritage attributes through measures including, but not limited to, massing, rhythm of solids and voids, significant design features, and high-quality materials.
- ii) New development shall be compatible with the heritage character of the surrounding Heritage Conservation Districts through consideration of height, built form, setback, massing, material, and other architectural elements.
- iii) The policies and design guidelines in the *Downtown Heritage Conservation District Plan* and the *West Woodfield Heritage Conservation District Plan* will be used to review and evaluate proposals for new development in these Heritage Conservation Districts, where applicable, to ensure compatibility with the surrounding context.
- iv) Heritage Impact Assessments will be required for new development within the Secondary Plan boundary.



3.6 Land Use

Land uses around Victoria Park will be supportive of the active pedestrian realm around the park, while recognizing the prominence of Richmond Street as a main street. The Zoning By-law will provide more detail on individual permitted uses, which may not include the full range of uses identified in this Secondary Plan.

- i) A broad range of residential, retail, service, office, community facility and other related uses may be permitted within the Secondary Plan boundary.
- ii) For buildings fronting Richmond Street, a minimum of 60% of the Richmond Street frontage at grade should be street-related retail and service uses oriented toward Richmond Street. Community facility and institutional uses may be permitted where they provide for a street-oriented, active ground floor.
- iii) Auto-oriented uses and drive through facilities are prohibited within the Secondary Plan boundary.
- iv) Residential lobbies should take up no more than 30% of the ground floor façade, to a maximum of 15 metres.



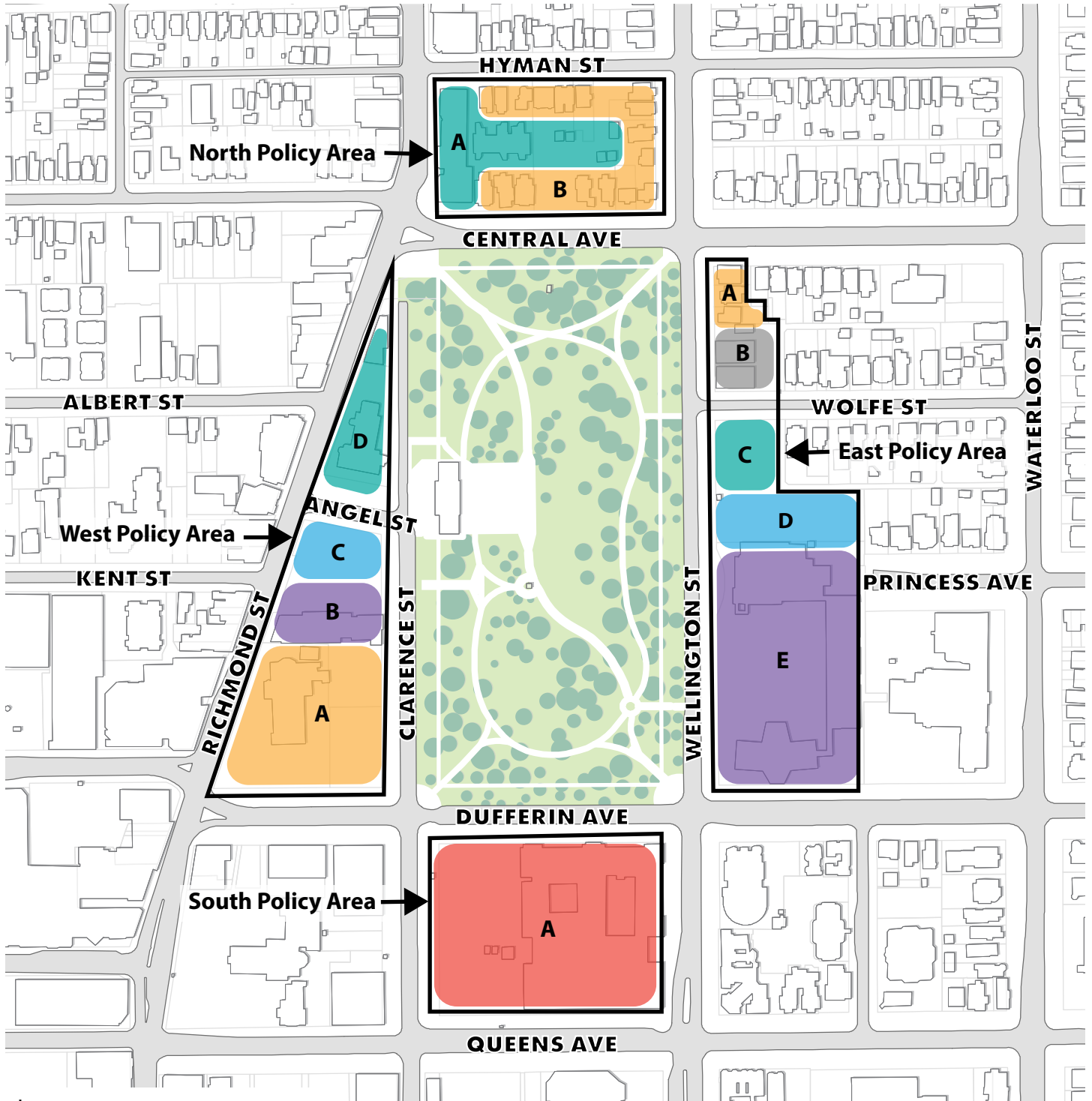
3.7 Height

Minimum and maximum permitted heights for new development within the Secondary Plan boundary are described below and identified in Schedule 4: Permitted Heights and Table 1: Permitted Heights. The Zoning By-law will provide more detail on individual permitted heights, which may not include the full range of heights identified in this Secondary Plan.

- i) The full range of heights identified in Table 1 and Schedule 4 will only be achieved through a site-specific Zoning By-law amendment, where it can be demonstrated that measures are put in place to support or mitigate this height and density, subject to the other policies of this plan.
- ii) Development proposals will require technical studies identified through consultation and outlined in Section 4.7: Required Studies. The results of these studies may influence the maximum height and density that is permitted through zoning.



Schedule 4- Permitted Heights



Legend

- Policy Areas - as labeled
- Maximum 4 Storeys
- Maximum 16 Storeys
- Maximum 25 Storeys
- Maximum 30 Storeys
- Maximum 35 Storeys
- Determined by OLT*

*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.



Table 1: Permitted Heights

Part	Minimum Height	Maximum Height
North Policy Area		
Part A	2 storeys	16 storeys
Part B	2 storeys	4 storeys
East Policy Area		
Part A	2 storeys	4 storeys
Part B	2 storeys	determined by Ontario Land Tribunal*
Part C	2 storeys	16 storeys
Part D	2 storeys	25 storeys
Part E	2 storeys	30 storeys
South Policy Area		
Part A	3 storeys	35 storeys
West Policy Area		
Part A	2 storeys (or 8 metres)	4 storeys
Part B	2 storeys (or 8 metres)	30 storeys
Part C	2 storeys (or 8 metres)	25 storeys
Part D	2 storeys (or 8 metres)	16 storeys

*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.

3.7.1 North Policy Area

- i) The minimum permitted height is two storeys for the entire North Policy Area.
- ii) The maximum permitted height for the Richmond Street frontage and the interior of the block, identified as Part A, is 16 storeys. This height is consistent with the maximum height permitted in the Rapid Transit Corridor Place Type and may only be achieved through the Rapid Transit Corridor boundary interpretation policies of *The London Plan* (833, 834, 835).
- iii) The height and massing of new development in Part A will be contained within a 45-degree angular plane taken from three storeys above the closest property line of any properties not consolidated with Rapid Transit Corridor Place Type, and remaining as Neighbourhood Place Type.
- iv) The maximum permitted height for approximately 20 metres of depth along the north, east and south sides of the block's perimeter, identified as Part B, is four storeys. This height recognizes the scale of existing desirable buildings along these streetscapes.



3.7.2 East Policy Area

- i) The minimum permitted height is two storeys for the entire East Policy Area.
- ii) The maximum permitted height for the north half of the Central Avenue to Wolfe Street block, identified as Part A, is four storeys. This height acknowledges the existing built form and property constraints on these smaller lots.
- iii) The maximum permitted height for the south half of the Central Avenue to Wolfe Street block, identified as Part B, will be determined based on the decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824. Once a final decision is rendered and in-force, this plan will be updated to reflect the permitted heights.
- iv) The maximum permitted height for the north half of the Wolfe Street to Princess Avenue block, identified as Part C, is 16 storeys.
- v) The maximum permitted height for the south half of the Wolfe Street to Princess Avenue block, identified as Part D, is 25 storeys.
- vi) The maximum permitted heights for Part C and Part D indicated above, acknowledge the existing height and density permissions in the Zoning By-law for the property. New development will require a site-specific Zoning By-law amendment, subject to the built form policies of this Secondary Plan, which will shape the height and density to be more sensitive to and compatible with the surrounding context, than the existing setback provisions of the Zoning By-law.
- vii) The maximum permitted height for the City Hall block, identified as Part E, is 30 storeys. This height is lower than the maximum height permitted in the Downtown Place Type, and will begin the transition of heights, stepping down from the downtown core towards the north.



3.7.3 South Policy Area

- i) The minimum permitted height is three storeys for the entire South Policy Area.
- ii) The maximum permitted height for the South Policy Area is 35 storeys. This height is consistent with the maximum height permitted in the Downtown Place Type.
- iii) New high-rise buildings are only anticipated to be developed on the west portion of the property and any redevelopment or additions to the existing buildings may be limited by the evaluation of heritage impacts.

3.7.4 West Policy Area

- i) The minimum permitted height for the entire West Policy Area is two storeys or eight metres. This minimum height acknowledges the desire to create a sense of enclosure around the park and along the Richmond Row commercial corridor, while providing flexibility to accommodate community facility, institutional and other compatible uses in single storey buildings with the volume of two storeys.
- ii) The maximum permitted height to the south and east of St. Peter's Basilica Cathedral, identified as Part A, is limited to four storeys, in order to retain the prominence of the Cathedral and its important relationship to Victoria Park. The location of new development is also subject to the view corridor policies of this plan in order to protect the visual connections between Victoria Park and Richmond Street and to the building's east façade.
- iii) The maximum permitted height north of St. Peter's Basilica Cathedral and south of Kent Street, identified as Part B, is 30 storeys. This height is lower than the maximum height permitted in the Downtown Place Type, and will begin the transition of heights, stepping down from the downtown core towards the north.
- iv) The maximum permitted height for the Angel Street to Kent Street block, identified as Part C, is 25 storeys. This height provides a transition between the Downtown and Rapid Transit Corridor Place Types.
- v) The maximum permitted height for the Central Avenue to Angel Street block, identified as Part D, is 16 storeys. This height is consistent with the maximum height permitted in the Rapid Transit Corridor Place Type.



3.8 Built Form

The following built form policies will help to shape future development in a way that balances intensification and compatibility with the surrounding context. New development will be designed to minimize impacts on Victoria Park and the adjacent low-rise residential neighbourhoods. New development will be of a high standard of urban and architectural design, to complement and celebrate the prominence of the Victoria Park as the “jewel of the parks system”.

The following built form policies will be implemented through site-specific zoning provisions.

3.8.1 General Built Form

- i) New buildings will be designed to express three defined components - a base, middle and top. Alternative design solutions that address the following intentions may be permitted:
 - a) The base should establish a human-scale façade with active frontages including windows, canopies, pedestrian scale lighting, and the use of materials and architectural details that reinforce a human scale
 - b) The middle should be visually cohesive with, but distinct from, the base and top
 - c) The top should provide a finishing treatment, such as a sculpted roof or a cornice, and will serve to hide and integrate mechanical penthouses
- ii) The front and exterior side yard setbacks of new development, including additions, will respond to the setbacks of adjacent buildings to maintain the existing street wall. Where context does not exist, new development should include a minor setback to frame the park, while ensuring building elements such as canopies, porches and steps do not encroach into the right-of-way.



- iii) The height and massing of new development at the street wall (i.e. most forward facade), will respond to the existing scale and rhythm of adjacent buildings and streetscapes through articulation, stepbacks and other architectural responses.
- iv) New development should be set back a minimum of six metres from properties outside of the Secondary Plan boundary that are within the Neighbourhood Place Type in *The London Plan*, to ensure privacy for new and existing residential dwellings.

3.8.2 Facade Design

The design of building façades is important to ensuring development is pedestrian scale and fits within the character of the Victoria Park area.

- i) New development shall be designed so that the rhythm of façade articulation and proportional size of façade openings (i.e. windows and doors) responds to adjacent buildings and/or streetscapes, particularly cultural heritage resources. Grade-related façade articulation should generally occur every eight to 12 metres and projections and recesses should be at least 0.5 metres deep.
- ii) New development shall respond to existing datum lines of adjacent buildings, particularly cultural heritage resources, including the continuation of storey heights and other defining features, such as porches.
- iii) High quality materials, such as brick and natural stone, will be used to complement the character and quality of buildings around the park and within adjacent areas. The use of stucco and exterior insulation and finishing system (EIFS) will not be permitted.



3.8.3 Activation

Active building façades provide passive surveillance, encourage social interaction, and create a walkable, pedestrian-friendly environment surrounding the park.

- i) Attractive and active frontages shall be located around all edges of the park. All building façades oriented towards the park should exhibit a high level of pedestrian amenity including pedestrian-scale features and fixtures, weather protection and large transparent windows.
- ii) Main building entrances shall front onto the park, unless the building also has frontage on Richmond Street, in which case the main building entrance will be located on Richmond Street with a secondary entrance fronting the park.
- iii) Multiple building entrances are encouraged at a pedestrian-scale rhythm. Corner buildings and buildings with two street frontages should have entrances onto both streets.
- iv) Entrances to lobbies, and retail and commercial units should be flush with grade and accessible directly from the public sidewalk.
- v) Residential units on the ground floor should have individual front entrances accessible directly from the public sidewalk. Entrances to individual residential units should be raised to a maximum of 1.2 metres above grade to provide privacy for residents. A landscape buffer between the building and the public sidewalk is encouraged for privacy and separation. Access to units from below-grade will not be permitted.

- vi) Regardless of the intended use, the ground floor of new buildings should be designed with the height and flexibility to accommodate conversion to non-residential uses in the future. This may be achieved by providing a raised floor over the slab that can be removed to provide additional ground floor height in the future, or through other strategies.
- vii) Blank walls, parking, and service and utility areas should not be visible from the park or Richmond Street.
- viii) Glazing should be maximized for non-residential uses located at-grade, while ensuring compatibility with heritage resources.

3.8.4 Parking

While parking is recognized as a continued need in proximity to Victoria Park, it should be provided in a way that does not detract from the pedestrian realm or existing character surrounding the park.

- i) Parking and service entrances should not front directly onto Victoria Park or Richmond Street, and should be accessed from side streets and laneways where possible, to minimize their appearance and the amount of pavement within the green boulevards surrounding the park.
- ii) Despite policy i) above, in the event a site only has frontage on Victoria Park and/or Richmond Street, parking and service entrances may be provided from one of the frontages. In these instances, the access points shall be minimized as much as possible and incorporate design features to ensure pedestrian safety.
- iii) Parking should be located underground.
- iv) Structured parking on the ground floor shall be fully wrapped on all street frontages with active uses including residential, retail, service, community facility and/or office uses to limit the visual impact of parking on the public realm.
- v) Structured parking above the ground floor should be wrapped with active uses on all street frontages. Where it is unavoidable due to building constraints, structured parking that is visible above grade shall be designed to appear as active space and be fully wrapped with a high level of architectural detail, large transparent windows, and high-quality materials, consistent with the rest of the building's facade.
- vi) New surface parking will not be permitted, except to accommodate required accessible, visitor and drop-off spaces.
- vii) The provision of new publicly-accessible parking is encouraged.

3.8.5 Mid-Rise Buildings

In addition to the general built form policies of this Secondary Plan that apply to all new development, the following direction is provided specifically for mid-rise buildings.

- i) Mid-rise buildings are buildings with heights of four storeys up to and including eight storeys.
- ii) New mid-rise buildings shall step back at the second, third or fourth storey, depending on the built form context, along public rights-of-way to mitigate downward wind shear, support the existing character at street level and allow the street wall to be the primary defining element of the site. Minimum stepbacks should be as follows:
 - a) Five metres for frontages facing Victoria Park and Richmond Street.
 - b) Three metres for frontages facing all other streets and pedestrian connections.
 - c) Larger stepbacks are encouraged and may be required in specific locations.
- iii) The massing of new mid-rise buildings will be contained within a 45-degree angular plane taken from three storeys above the closest property line of any properties outside of the Secondary Plan area.
- iv) Mid-rise buildings shall be located and designed with sufficient rear and interior yard setbacks and building separation to achieve the following:
 - a) Provide access to natural light and a reasonable level of privacy for occupants of new and existing buildings;
 - b) Provide adequate on-site amenity space;
 - c) Provide safe and clear pedestrian circulation from building entrances to the public sidewalk;
 - d) Protect the development potential of adjacent sites; and,
 - e) Provide pedestrian-level views of the sky between buildings particularly as experienced from adjacent streets and Victoria Park.



3.8.6 High-Rise Buildings

In addition to the general built form policies of this Secondary Plan that apply to all new development, the following direction is provided specifically for high-rise buildings.

- i) High-rise buildings are buildings nine storeys in height or taller.
- ii) High-rise buildings will be designed with a podium base and tower above. The tower will consist of all storeys above the maximum podium height.
- iii) Podiums of new high-rise buildings shall have a maximum height of five storeys in the South Policy Area and East Policy Area to frame the park, and a maximum height of three storeys in the North Policy Area and West Policy Area to respond to the existing scale and character.



- iv) Residential tower floor plates in high-rise buildings shall be a maximum of 750 square metres for all portion of the building above the podium to ensure shadows move quickly, to allow pedestrian-level sky views, and to be less visually massive from neighbouring properties and the surrounding public realm. The length to width ratio of tower floorplates should be no more than 1:1.5, and oriented north-south, where possible, to minimize shadow impacts.
- v) Office uses in high-rise buildings may have larger floor plates based on operational requirements, up to a maximum of 1,000 square metres for all portions of the building above the podium containing office uses, but will be designed to limit large shadows on streets, the park, and nearby properties.
- vi) The tower portion of new high-rise buildings shall be set back above the podium to reduce the visual and physical impacts of the building on adjacent properties and the public realm. Minimum tower setbacks should be as follows:
 - a) Five metres for frontages facing Victoria Park and Richmond Street.
 - b) Three metres for frontages facing all other streets and pedestrian connections.
 - c) 10 metres from properties outside of the Secondary Plan area.
 - d) 10 metres from St. Peter's Basilica Cathedral.
 - e) Larger tower setbacks are encouraged and may be required in specific locations.



- vii) The towers of high-rise buildings should have a minimum separation distance of 25 metres between towers on the same site, and 12.5 metres between towers and adjacent properties that could accommodate a high-rise building. This separation distance is intended to:
- a) Protect development potential of adjacent sites;
 - b) Provide access to sunlight on surrounding streets and Victoria Park;
 - c) Provide access to natural light and a reasonable level of privacy for building occupants;
 - d) Provide pedestrian-level views of the sky between buildings, particularly as experienced from adjacent streets and Victoria Park; and,
 - e) Limit the impacts of uncomfortable wind conditions on streets, Victoria Park, and surrounding properties.

viii) New development in the West Policy Area will be designed and located to limit the amount of shadow cast on the concrete pad, east of the Victoria Park band shell so that no more than 50% of the pad is in shadow between the hours of 08:00 and 16:00, from June 1 to August 31.

- ix) The top of high-rise building towers shall be articulated using setbacks, terracing, differences in articulation or other architectural features to contribute to a varied and interesting skyline. The mechanical penthouse shall be integrated into the design of the tower.
- x) Towers shall not have any blank facades, and a minimum proportion of 70% of each tower face should be glazing. Glazing should be spread across the building faces rather than concentrated in one area.
- xi) Balcony materials should be selected to minimize the visual mass of the building.
- xii) The design of high-rise buildings should include materials and techniques that limit bird-strikes.



3.9 Compatibility with Park Activities

Victoria Park serves as an important city-wide resource for active and passive recreational activities. It is important to ensure the continued vitality and functionality of Victoria Park as a destination for Londoners.

- i) New mid-rise and high-rise multi-unit residential developments shall provide indoor and/or outdoor communal amenity space for residents to help mitigate the impacts of increased intensification on the grounds of Victoria Park.
- ii) Noise studies will be required with all development applications for new mid-rise or high-rise residential developments which will demonstrate how noise from festivals will be mitigated through sound dampening design and construction practices. Purchasers and/or tenants should be advised of the possibility of noise from festivals though the addition of a warning clause to the lease or agreement of purchase and sale and registered on title.
- iii) Wind studies will be required with all development applications for new mid-rise or high-rise developments to provide information on the existing wind conditions and demonstrate how the expected wind conditions are being mitigated to maintain a comfortable environment for pedestrians on sidewalks and within the park. Wind studies will also consider adverse impacts on existing tree and mitigative measures.



3.10 Housing Mix and Affordability

The Secondary Plan area is located at the edge of downtown and along a planned rapid transit corridor. This area is a priority for intensification and provides an opportunity to increase housing supply within Central London. Development within the Secondary Plan area will contribute to providing accessible, affordable, and quality housing options. The following policies apply to all lands within the Secondary Plan area:

- i) A 25% affordable housing component should be achieved within the Secondary Plan area through a mix of housing types and sizes to contribute to a balanced residential community in the core.
- ii) Available tools and provisions under the *Planning Act*, will be used to secure affordable housing units at the time of development applications.
- iii) New development shall include a mixture of unit sizes and configurations, including a mix of bachelor, 1, 2, and/or 3-bedroom units, to allow for a variety of families to live in the core and provide units that are inherently more affordable.
- iv) The utilization of innovative design features, construction techniques, or other tenure arrangements for residential developments, to broaden the provision of affordable housing will be encouraged.
- v) Affordable housing units within market housing buildings shall be integrated with shared lobbies and amenities.
- vi) Grade-related multi-level and townhouse-style units are encouraged to be incorporated into the base of new residential developments to promote walkability, activation and different dwelling style choices.
- vii) The indoor and outdoor communal amenity spaces included in new developments should support a variety of age groups, including children, adults, seniors and families.
- viii) Secure and convenient storage areas are encouraged for strollers, mobility aids and other equipment to support the needs of a diverse population.
- ix) Each site-specific development proposal will be assessed on its ability to contribute to a mix of housing options and supportive amenities.

3.11 Sustainable Development

The policies in this Secondary Plan that promote the construction of new mid-rise and high-rise development within the Secondary Plan boundary will contribute to sustainability and addressing the climate emergency by providing a compact form of development in Central London that reduces urban sprawl, in a way that is compatible with the surrounding area. The use of green building technologies will also help to contribute to sustainability.

- i) New development shall be designed to prioritize active transportation access and circulation over automobiles, through the orientation of primary building entrances, location of supportive amenities and other building design elements.
- ii) Development is encouraged to reduce impacts on the environment through achieving green building best practices such as LEED certification, net-zero or net-positive greenhouse gas emissions, and through efficient design and energy usage.
- iii) Building construction is encouraged to minimize the waste of materials, water and other limited resources.
- iv) Development should use durable materials that help to conserve energy by lowering maintenance and replacement costs. Development is encouraged to use locally harvested, recovered, manufactured or extracted building materials.
- v) Green roofs or cool roofs should be installed on all new mid-rise and high-rise developments, including surface materials with high solar and thermal reflectivity to help reduce the impact of buildings on the climate. Integrated rooftop areas featuring green roof elements and outdoor amenity space is encouraged.





- vi) The use of alternative green energy sources such as district energy and solar is encouraged where available.
- vii) Short-term bicycle parking shall be provided and should be located in a highly visible and publicly accessible location.
- viii) Secure and covered bicycle parking should be included in all new mid-rise and high-rise buildings. The provision of shower and change facilities for tenants and patrons of non-residential uses are encouraged.
- ix) Electric vehicle charging stations should be included in all new mid-rise and high-rise buildings. The provision of car share facilities are encouraged.
- x) Dedicated areas should be provided within buildings for the collection and storage of recycling and organic waste that is equally as convenient as the garbage facility.
- xi) Low Impact Development stormwater controls should be implemented and innovative approaches to stormwater management are encouraged.
- xii) The use of bird strike mitigation measures and dark sky compliance as described in London's Bird Friendly City guidelines are encouraged for any new building.



4.0 Our Tools

4.1 Implementation of the Plan

The Victoria Park Secondary Plan shall be implemented through the following implementation mechanisms:

- i) This Secondary Plan shall be implemented according to the provisions of the *Planning Act*, the *Provincial Policy Statement*, other applicable Provincial legislation, and the provisions of the City of London Official Plan, *The London Plan*.
- ii) All municipal works and all planning and development applications shall conform with the policies of this Plan.

4.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, principles and schedules of this Secondary Plan.

The policies and principles contained in the *Victoria Park Secondary Plan* are intended to implement this Secondary Plan, as described in Section 1. It is intended that the interpretation of these policies should allow for a limited degree of flexibility according to the following provisions:

- iii) The boundaries between height areas shown on Schedule 4 are not intended to be rigid, except where they coincide with physical features such as public streets. The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council.

Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this Secondary Plan is maintained and that the departure is advisable and reasonable. Where boundaries between height areas coincide with physical features, any major departure from the boundary will require an Official Plan amendment to this plan.

- iv) Minor variations from numerical requirements in this Secondary Plan may be permitted by Council without an amendment to the Official Plan, provided that the general intent and objectives of this Secondary Plan and Official Plan are maintained.
- v) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this Secondary Plan, but which are considered by Council to be similar in nature to the listed uses and conform to the general intent and objectives of the policies, may be recognized as permitted uses in the Zoning By-law.

4.3 Official Plan

- i) Any amendments to the text or schedules of this Secondary Plan represents an Official Plan amendment. Furthermore, amendments to the schedules of this Plan may require amendments to the associated maps of the Official Plan.
- ii) Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of the City of London Official Plan.

4.4 Zoning By-law

- i) Any applications for amendments to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Special provisions may be required as part of site-specific Zoning By-law amendments to ensure the implementation of the policies of this Secondary Plan and of the City of London Official Plan.
- iii) The evaluation of applications to amend the Zoning By-law shall be subject to the Evaluation Criteria for Planning and Development Applications as described in the Our Tools section of The City of London Official Plan.
- iv) The Zoning By-law will provide more detail on individual permitted uses and heights which may not include the full range identified in this Secondary Plan.

4.5 Site Plan Approval

- i) Any applications for Site Plan approval shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Public Site Plan review will be required for all new development in the *Victoria Park Secondary Plan* boundary.

4.6 Guideline Documents

- i) Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the Secondary Plan.

4.7 Required Studies

This Secondary Plan identifies the following studies, plans, reports and assessments that may be required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, Secondary Plan area. The City shall determine on an application by application basis the need for supporting studies, plans and assessments, and when in the approvals process they may be required:

- ii) Archaeological Assessment
- iii) Cultural Heritage Evaluation Report
- i) Heritage Impact Assessment
- ii) Planning and Design Report that includes the following in addition to the standard requirements (including analysis of the policies in the *Victoria Park Secondary Plan*):
 - a) Information about how view corridors for pedestrians will be maintained and/or added in response to Section 3.2
 - b) Information about how new connections will be added and/or enhanced in response to Section 3.3
 - c) Information on the provision and size of indoor and/or outdoor common amenity space
 - d) A statement on housing mix and affordability in response to Section 3.10
 - e) A statement on sustainable development in response to Section 3.11
- iii) Noise Study in response to policies in Section 3.9, and demonstrating mitigative measures
- iv) Parking Study

- v) Servicing Study and sanitary design brief to ensure adequate servicing. Holding provisions may be required to ensure necessary servicing is in place prior to development
- vi) Shadow Study in response to Section 3.8 and demonstrating mitigative measures.
- vii) Traffic Impact Assessment
- viii) Tree Inventory, Preservation, Protection and Edge Management Plans for private and public trees
- ix) Urban Design Brief that includes the following in addition to the standard requirements: section drawings, 3D massing model, elevations, landscape plans and floor plans
- x) Wind Impact Assessment in response to Section 3.8 and 3.9, and demonstrating mitigative measures for impacts on the sidewalk and park environment, and impacts to trees

Additional studies beyond those described above may be required by the City for individual sites and will be identified at the time of pre-application consultation.

Any study that requires a peer review shall be carried out at no cost to the City and subject to approval by the City or any other authority having jurisdiction.

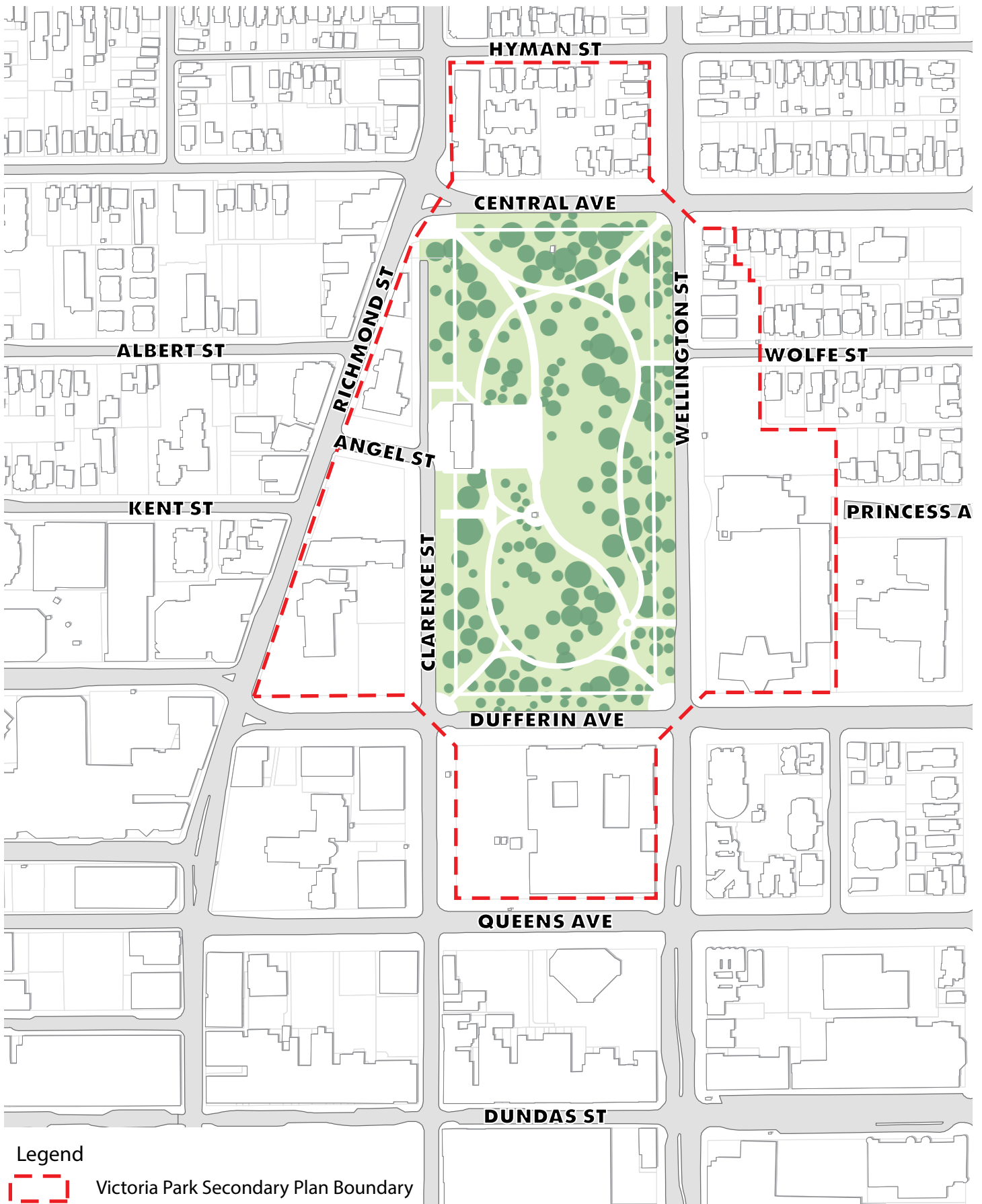


LONDON LIFE
INSURANCE COMPANY

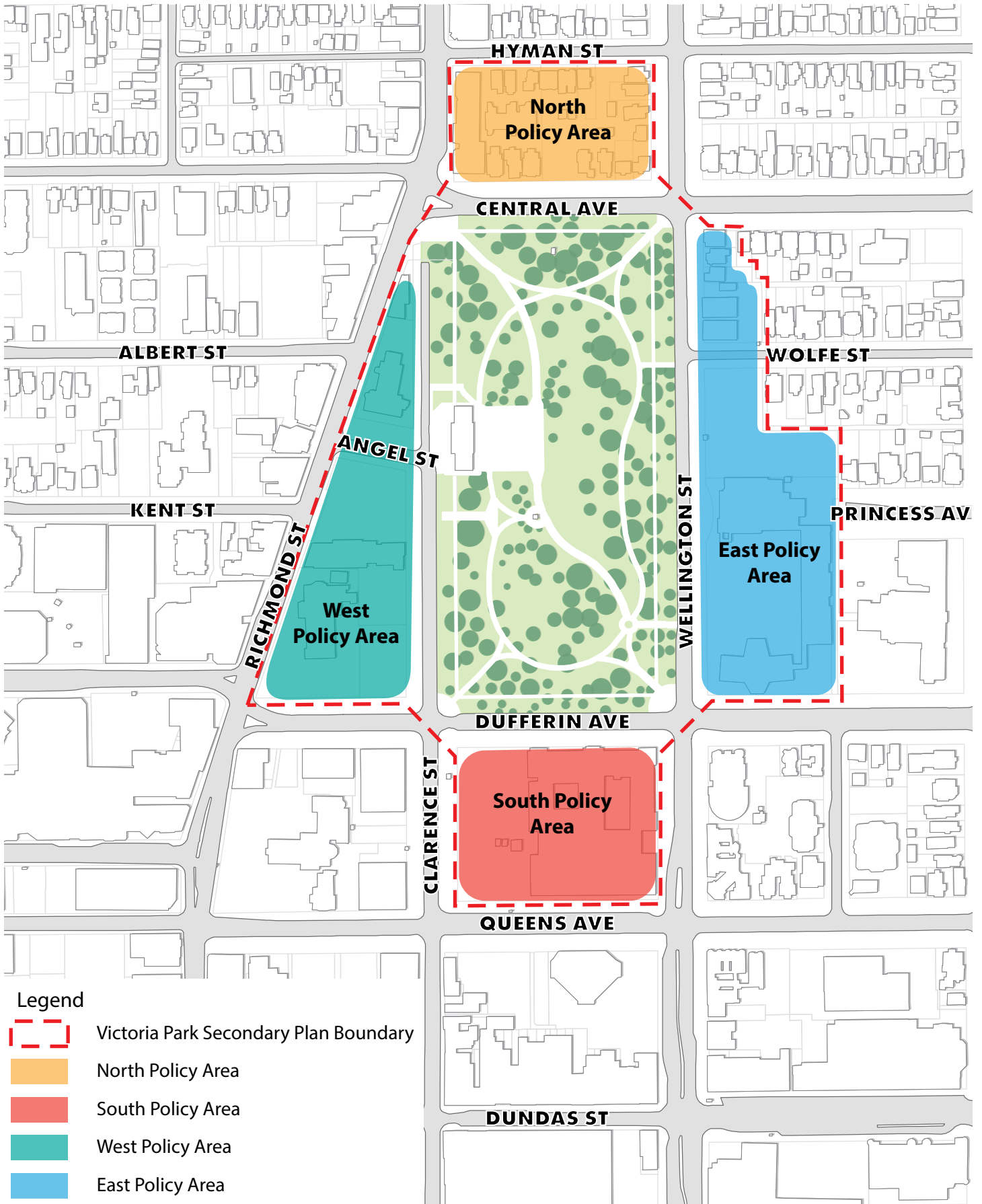


5.0 Schedules

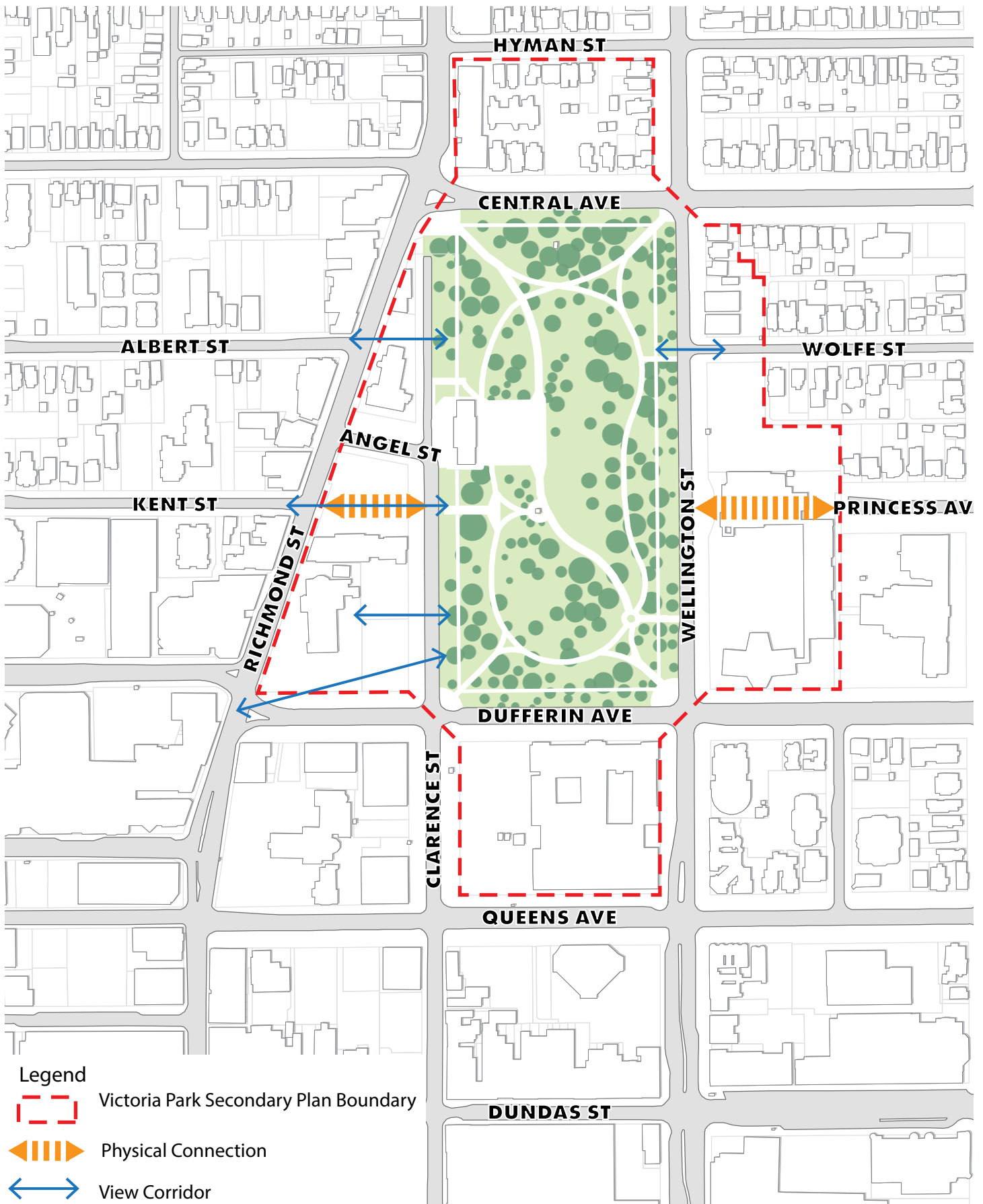
Schedule 1: Secondary Plan Area



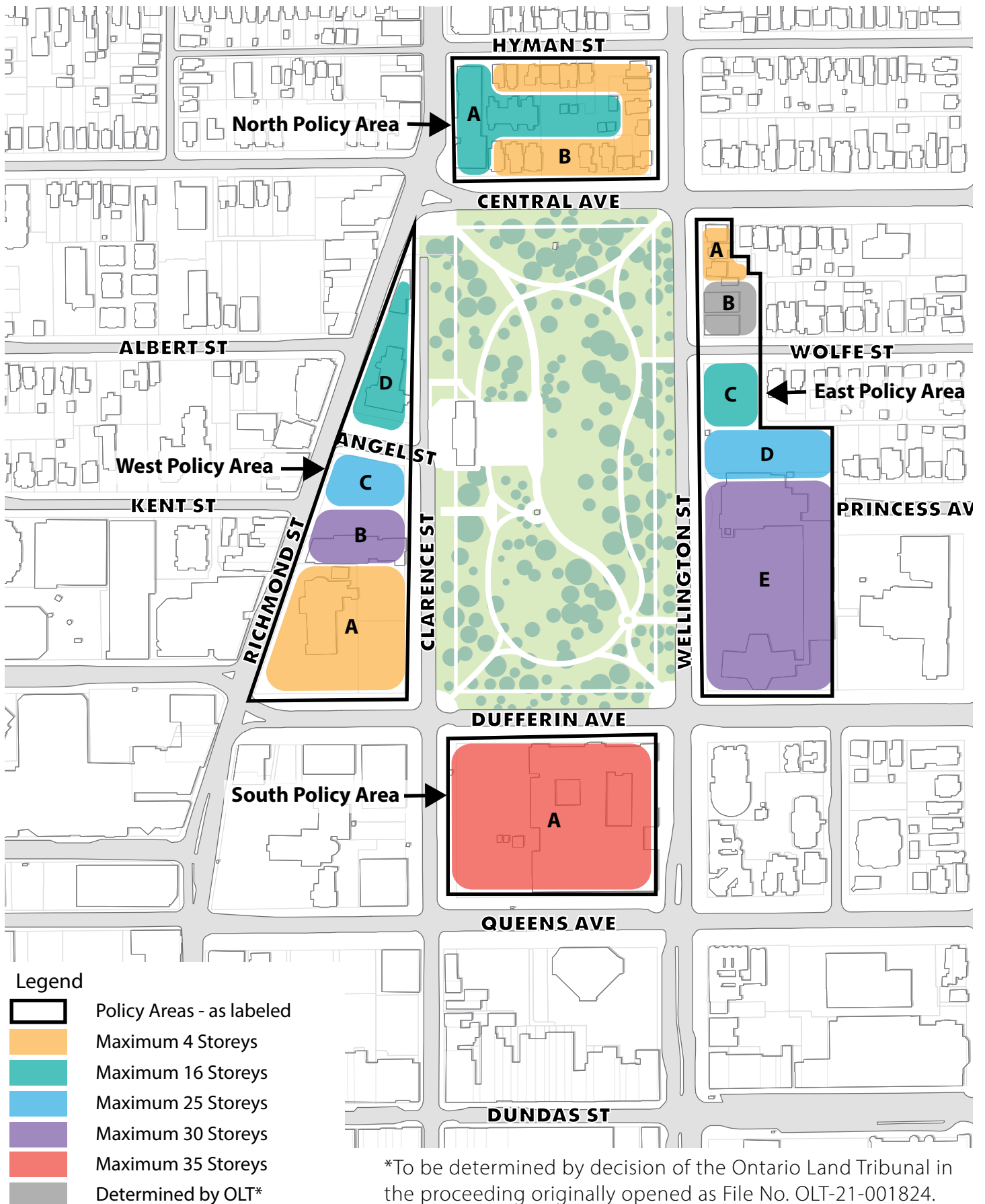
Schedule 2: Policy Areas



Schedule 3: View Corridors and Connections



Schedule 4: Permitted Heights



*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.

Schedule 5: Table 1: Permitted Heights

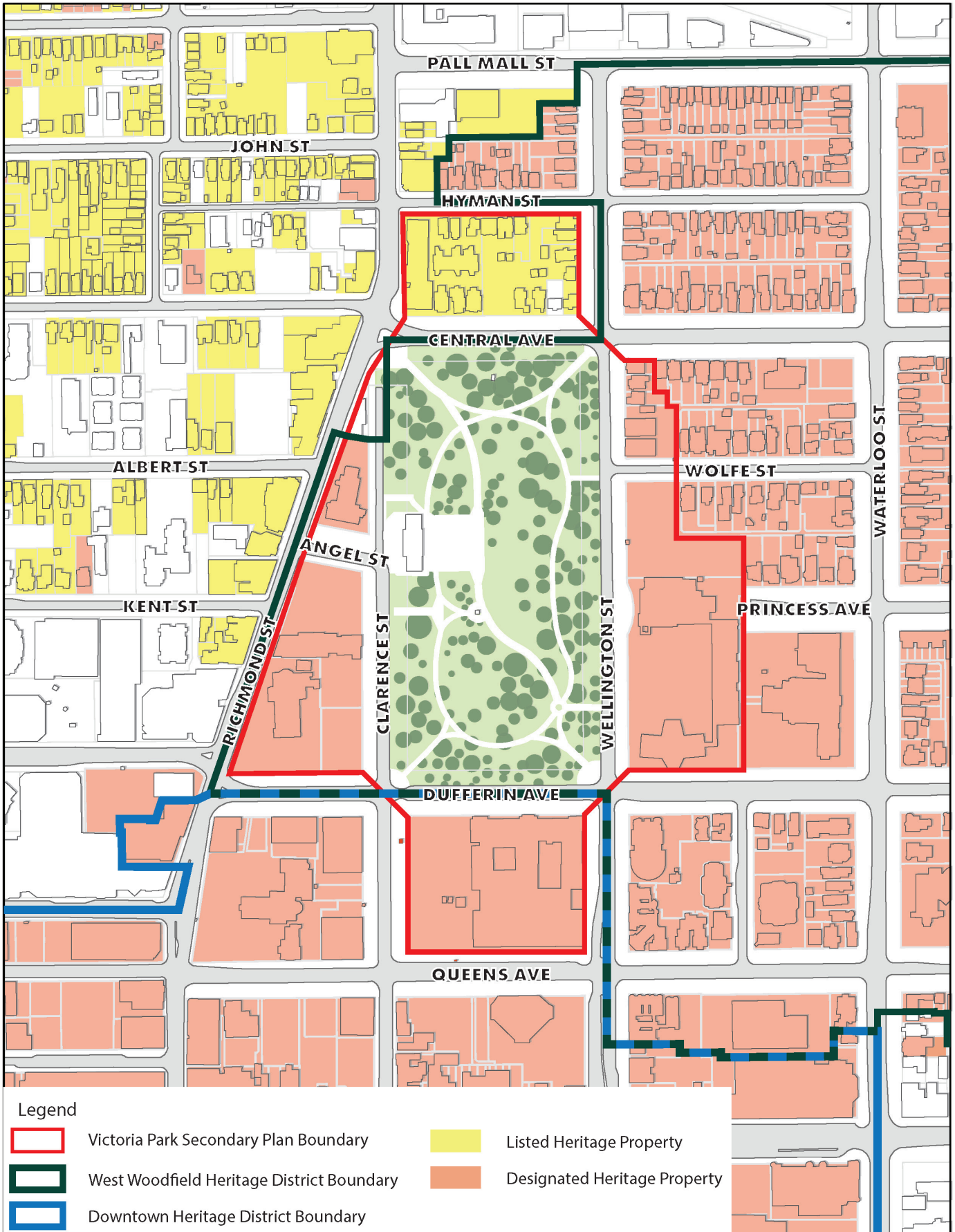
North Policy Area		
Part A	2 storeys	16 storeys
Part B	2 storeys	4 storeys
East Policy Area		
Part A	2 storeys	4 storeys
Part B	2 storeys	determined by Ontario Land Tribunal*
Part C	2 storeys	16 storeys
Part D	2 storeys	25 storeys
Part E	2 storeys	30 storeys
South Policy Area		
Part A	3 storeys	35 storeys
West Policy Area		
Part A	2 storeys (or 8 metres)	4 storeys
Part B	2 storeys (or 8 metres)	30 storeys
Part C	2 storeys (or 8 metres)	25 storeys
Part D	2 storeys (or 8 metres)	16 storeys

*To be determined by decision of the Ontario Land Tribunal in the proceeding originally opened as File No. OLT-21-001824.



6.0 Appendices

Appendix A: Cultural Heritage



Appendix B: Reasons for Designation - Victoria Park

SCHEDULE "A"

To By-law No. L.S.P.-3311-283

Victoria Park is bounded by Central Avenue, Clarence Street, Dufferin Avenue and Wellington Street including part of Princess Avenue (formerly known as Bond Street) closed by By-law registered as Instrument GD34133 in the City of London and County of Middlesex being all of PIN 08266-0001.

SCHEDULE "B"

To By-law No. L.S.P.-3311-283

REASONS FOR DESIGNATION - VICTORIA PARK

(The Block bounded by Dufferin Avenue, Clarence Street, Central Avenue, and Wellington Street)

Historical Reason

Victoria Park represents a unique combination of beauty, amenity and heritage in the City of London. The 6.25 hectare park has been a gathering place for Londoners since 1874. Victoria Park is of significant historic, architectural and cultural heritage landscape importance in five key areas:

- (a) As a registered archaeological site;
- (b) Military history;
- (c) A designed landscape;
- (d) A place of public gathering and celebration; and
- (e) Monuments

Victoria Park is a significant resource for archaeology in London, exhibiting three critical layers of historic importance. Prehistoric remains from the native occupation of the area can be found below ground, as well as, remains from the British Military occupation. The Framed Infantry Barracks which covered the northern two-thirds of the park property in the period circa 1838-1873 represents the largest and best preserved historic site in the City of London. Victoria Park is also the City's most celebrated designed landscape from the 19th Century, created by American landscape architect Charles Miller 1878. The layout of the landscape was reminiscent of an English parkland with drives and tree lined walks, fountains, floral areas and bandstand. Limited remains for this grand parkland era remain today. Victoria Park, from its conception, has continually evolved in its role and relationship to London. Its development must be seen in conjunction to the history of design, society and conventions, and the City's fiscal and management considerations of various periods. To date the park has been idealized as a pleasure ground, a venue of horticultural and artistic expression, a recreational facility and most recently a civic space for special events.

Archaeological investigations of Victoria Park indicate that the property represents the single largest and best preserved historic archaeological site in the City of London. It is arguably the most important historic archaeological site in the City by virtue of its significance to the history of the region and to the development of the municipality. Altogether, these remains represent some of the most important complex issues for future management within the property.

Archaeological assessment indicates a number of components within the park including evidence of prehistoric Iroquoian occupation sometime within the period 800-1550 AD.

Historic research has determined that the Framed Infantry Barracks covered an area of some 10 acres including the entire northern two-thirds of Victoria Park; the southern third was used as the drill ground and cricket ground. This Barracks formed an integral part of the British Military Reserve established in London following the Rebellion of 1827. The British Garrison was based in London from 1838 to 1853, when troops were withdrawn to be sent to the Crimean War, and again from 1861 to 1869. During the mid to late 1850s, the complex served as a refugee camp for escaped slaves from the United States and as the site of a racially integrated school. The barracks survived until the early 1870s, when a fire destroyed the officers' quarters, and the remainder of the structures were cleared in preparation for the creation of Victoria Park.

The barracks complex included several dozen structures surrounded by a stockade with projecting bastions. The major structures centred around a parade square. It was bounded by the soldiers' quarters to the north, the officers quarters to the south, the hospital compound to the west, and the canteen, cells, defaulters room and powder magazine to the east.

When the British Government saw no reason to retain the garrison lands, the drive to have the land become a public park began. The Municipal Council began to initiate civic improvements such as street beautification in 1871 and the establishment of a standing committee on Public parks in 1873. It was not until 1878 that London received the deed for Victoria Park. It was at this time that William Saunders presented to City Council plans for the park prepared by American Landscape Architect Charles H. Miller. In March 1878 Charles Miller came to London with the layout plans for the park. The plans were adopted, and park development proceeded as per Miller's plan.

Charles Miller (1829-1902) gained prominence when he became the chief gardener for the Bureau of Horticulture for the Centennial Exhibition in 1876 in Philadelphia. Miller is known to have done two projects in Southwestern Ontario, both seemingly instigated by William Saunders. The first was Victoria Park in 1878 followed by the commission to prepare a landscape and site plan for the Ontario Agricultural College, Guelph in 1882. Through various documents and letters it is known that Miller made several visits to Canada during this period of time. He was recognized as being a leading landscape designer and horticulturalist in his day.

By the end of 1879 the first phase of the parks development was completed. A total of 331 trees and 72 shrubs were added to the double row of maple trees which already surrounded the grounds. In addition walks, drives and a bandshell were installed. The final feature added at this time was the famed fountain topped with a cupid which was installed in the centre of the park along with three military guns from the Battle of Sebastopol which had been donated by Sir John Carling.

Victoria Park evolved as it assumed its role as the “jewel of the parks system”. In 1912 the park was placed under the responsibility of the Board of Water Commission (later Public Utilities Commission). Recreational activities became increasingly important with the introduction of the skating rink in 1914. By the 1920s a great number of the park’s original elements such as iron benches, urns, fencing, had been removed due to age and condition and others were replaced with a single level illuminated one. From this time on, the park began a slow, inexorable decline. By the late 1950s and into the 1960s the residential character along the north and eastern edge was changing with the loss of residential uses, buildings not being oriented to the park , and parking lots.

An important aspect of the park’s history are traditions that have evolved over time. Skating has been a part of the park since 1914. Public concerts have been associated with the site since the period of the British Garrison. The first bandstand was erected in the park in 1876. With the bandstand City Council established a fund for free weekly concerts and encouraged local bands. The Salvation Army held Sunday afternoon services in the park for many years. In recent years a bandshell was built in 1950 with funds donated by the Kiwanis Club; and the present bandshell was built in 1989, again with funds from the Kiwanis Club. A very strong tradition of festivals and special events continues in the park to the present day, with over 30 events occurring annually, most notably the Festival of Lights/Winterfest, Home County Folk Festival, and Remembrance Day Services.

Architectural Reasons

Several Monuments have become important features of Victoria Park. The Boer War Soldiers’ Monument was added to the park in 1912. The sculpture was commissioned by veterans of the Boer War from Montreal sculptor George W. Hill. On November 10, 1934 the Cenotaph was dedicated. It is a replica of the cenotaph that Sir Edwin Lutyens had designed for Whitehall in London, England. This monument was commissioned by the I.O.D.E. and dedicated to “The Glorious Dead”.



Planning and Development
May 2022



Bill No. 215
2022

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to the Victoria
Park Secondary Plan area.

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

1. Amendment No. ____ to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To add the Victoria Park Secondary Plan to the list of adopted Secondary Plans in policy 1565 of the Official Plan, 2016, The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to *The London Plan*.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan, is hereby amended as follows:

1565_

8. Victoria Park Secondary Plan

Bill No. 216
2022

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

A by-law to amend The London Plan for the City of London, 2016 relating to the Victoria Park Secondary Plan area.

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

1. Amendment No. ___ to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To add the Victoria Park Secondary Plan to Map 7 – Specific Policy Areas of the Official Plan, 2016, The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to properties surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

Victoria Park is cherished by Londoners and is the “jewel” of the City’s park system. Despite the prominence of Victoria Park as a feature within the City of London, the planning framework for the lands around the park has not been considered holistically based on the unique relationship of these properties to the park. The *Victoria Park Secondary Plan* provides a framework to evaluate future development and presents a consistent vision for the evolution of the properties surrounding the park.

The *Victoria Park Secondary Plan* provides policy direction for the lands surrounding Victoria Park based on their unique relationship to the park. It seeks to provide a balance between encouraging intensification in the Downtown and Central Area to help address the climate emergency, heritage conservation, transition to low-rise residential neighbourhoods, and the continued enjoyment of Victoria Park while ensuring that all future development is of a high standard of design that reflects the importance of its location around the “jewel” of the City’s park system. This Secondary Plan provides a framework for how the area can grow in the future.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and agency input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to *The London Plan*.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

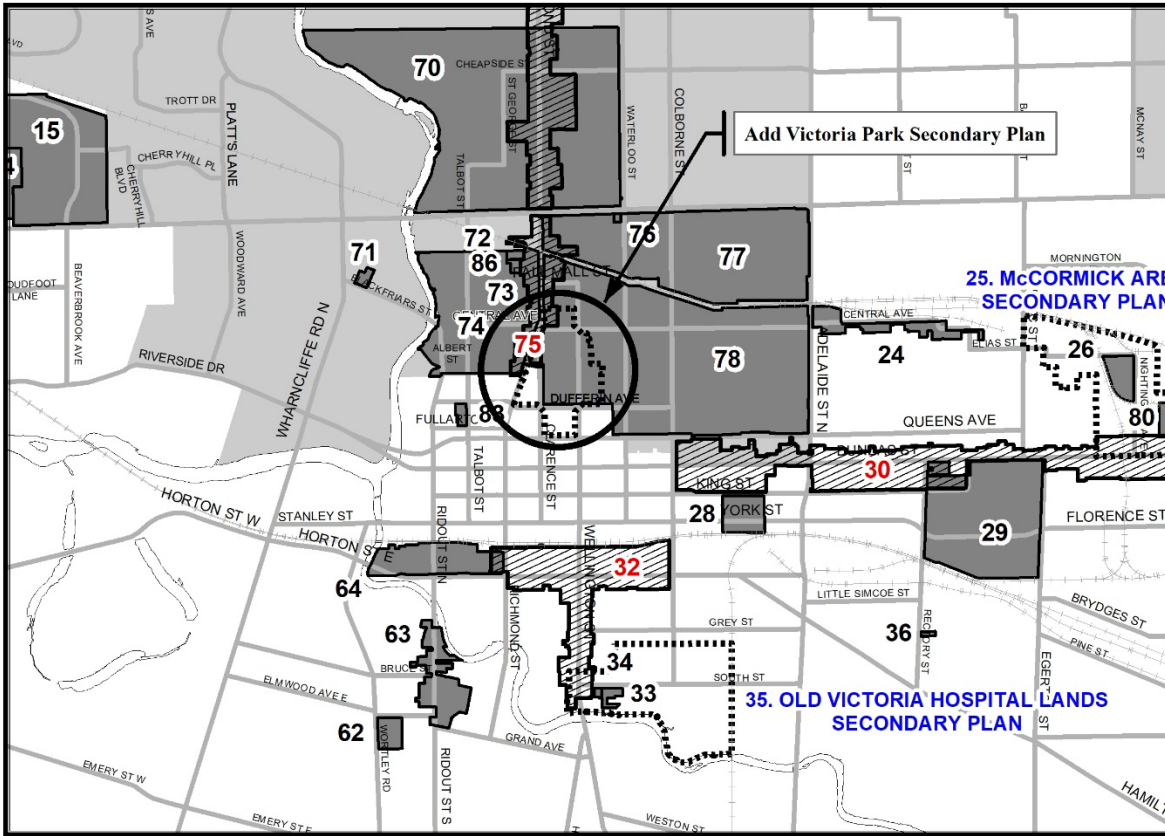
D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

Map 7 – Specific Policy Areas is amended by adding the boundary of the Victoria Park Secondary Plan area, as indicated on “Schedule 1” attached hereto.

"Schedule 1"





AMENDMENT NO:




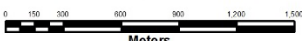
LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

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

<p align="center">SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: OZ-8978</p> <p>PLANNER: MK</p> <p>TECHNICIAN: MB</p> <p>DATE: 1/15/2020</p>
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Bill No. 217
2022

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to the Victoria
Park Secondary Plan area.

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

1. Amendment No. ____ to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To replace policy 1038 of the Official Plan, 2016, The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north in the City of London.

C. BASIS OF THE AMENDMENT

The Specific Policy Area for the Woodfield Neighbourhood applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north. The *Victoria Park Secondary Plan* applies to a portion of this area. The existing version of Policy 1038 provides guidance for the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street. This area comprises the North Policy Area in the *Victoria Park Secondary Plan* and, with the adoption of the *Victoria Park Secondary Plan*, the existing policies for that block are no longer applicable. This amendment would replace that policy with a policy that provides clarification on the application of the *Victoria Park Secondary Plan*, such that in instances the policies that apply to the Woodfield Neighbourhood Specific Policy Area and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan, is hereby amended as follows:

1038_ The Victoria Park Secondary Plan applies to certain properties in the Woodfield Neighbourhood Specific Policy Area. In instances where the policies that apply to the Woodfield Specific Policy Area and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

Bill No. 218
2022

By-law No. PS-114

A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London."

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

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

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

1. Stop Sign Locations

Schedule 14 (Stop Sign Locations) of the By-law PS-114 is hereby amended by **adding** the following row:

1-Traffic	2-Street	3-Interseccion
Northbound & Southbound	Royal York Road	Hunt Club Drive

2. Through Highways

Schedule 17 (Through Highways) of the By-law PS-114 is hereby amended by **deleting** the following row:

1-Street	2-From	3-To
Royal York Road	Hyde Park Road except at the intersection thereof with Manchester Road	Oxford Street W

Schedule 17 (Through Highways) of the By-law PS-114 is hereby amended by **adding** the following row:

1-Street	2-From	3-To
Royal York Road	Hyde Park Road except at the intersection thereof with Hunt Club Drive and Manchester Road	Oxford Street W

3. Rate of Speed

Schedule 24 (Rate of Speed) of the PS-114 By-law is hereby amended by **deleting** the following rows:

1-Street	2- From	3-To	4-Maximum Rate of Speed
Commissioners Road E	A point 50 m east of Meadowlily Road S	Jackson Road	70 km/h
Commissioners Road E	Jackson Road	East City limit	80 km/h
Richmond Street	A point 200 m north of Sunningdale Road E	Plane Tree Drive	60 km/h
Richmond Street	North City limit	A point 200 m north of Sunningdale Road E	80 km/h

Schedule 24 (Rate of Speed) of the PS-114 By-law is hereby amended by **adding** the following rows:

1-Street	2- From	3-To	4-Maximum Rate of Speed
Commissioners Road E	A point 50 m east of Meadowlily Road S	Hamilton Road	70 km/h
Hamilton Road	Commissioners Road E	175 m east of Old Victoria Road	70 km/h
Hamilton Road	175 m east of Old Victoria Road	East City limit	80 km/h
McMaster Drive	A point 93 m east of Farnham Road	A point 254 m west of Wonderland Road S	40 km/h
Quarrier Road	Meadowlands Way	Quarrier Road	40 km/h
Richmond Street	Plane Tree Drive	North City Limit	60 km/h
Shaftesbury Avenue	Millbank Drive (west intersection)	Millbank Drive (east intersection)	40 km/h

4. Area Speed Limits

Schedule 25 (Area Speed Limits) of the By-law PS-114 is hereby amended by **adding** the following rows:

1-Area Limit	2-Maximum Rate of Speed
Highbury Avenue N – Florence Street - Dundas Street -- Clarke Road – Trafalgar Street	40 km/h
Dundas Street – Veterans Memorial Parkway - Trafalgar Street - Clarke Road	40 km/h
Wharncliffe Road S - Horton Street W – Horton Street E – Wellington Street - Wellington Road - Commissioners Road E	40 km/h

5. Community Safety Zones

Schedule 26 (Community Safety Zones) of the By-law PS-114 is hereby amended by **adding** the following rows:

1-Street	2-From	3-To
McMaster Drive	A point 93 m east of Farnham Road	A point 254 m west of Wonderland Road S
Quarrier Road	Meadowlands Way	Pelkey Road
Shaftesbury Avenue	Millbank Drive (west intersection)	Millbank Drive (east intersection)

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

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Bill No. 219
2022

By-law No. PS-114-22

A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

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

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

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

1. Pedestrian Crossovers

Schedule 23 of By-law PS-114 is hereby amended by **adding** the following rows:

1-Street	2-Location
Aldersbrook Road	A point 79 m east of Fox Hollow Crescent (east intersection)
Aldersbrook Road	A point 95 m east of Aldersbrook Crescent
Blackacres Boulevard	West side of intersection with Winding Woods Crescent (east intersection)
Chelton Road	North side of intersection with Cardigan Drive
Churchill Avenue	West side of intersection with Manitoba Street
Coronation Drive	West side of intersection with Healy Road
Darnley Boulevard	West side of intersection with Cardigan Drive
Egerton Street	A point 150 m south of Homan Street
Empress Avenue	West side of intersection with St Andrews Street
Fiddlers Green Road	A point 158 m east of Hyde Park Road
Fuller Street	West side of intersection with Regal Drive
Fuller Street	West side of intersection with Vesta Road
Griffith Street	South side of intersection with Wayne Road
Hawthorne Road	West side of intersection with Tanoak Drive
Hickson Avenue	A point 175 m east of Ridout Street North
King Street	West side of intersection with Burwell Street
Langley Street	East side of intersection with Windsor Avenue
Pond Mills Road	A point 150 m east of Scenic Drive
Pond Mills Road	South side of intersection with Cleveland Avenue
Pond Mills Road	South side of intersection with Pond View Road
Riverside Drive	East side of intersection with Pinetree Drive
Skyline Avenue	East side of intersection with Elderberry Avenue
St Andrews Street	South side of intersection with St Patrick Street

1-Street	2-Location
Talbot Street	South side of intersection with Kent Street
Tokala Trail	West side of intersection with Couldridge Way
Tokala Trail	West side of intersection with Foxridge Cres (west intersection)
Trafalgar Street	West side of intersection with Bancroft Road
Windsor Avenue	East side of intersection with Langley Street

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

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Bill No. 220
2022

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as Bradley Avenue.

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

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

1. The lands and premises hereinafter described are laid out, constituted, established, named, and assumed as public highway to be known as Bradley Avenue, namely:

Part of Lot 34, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-20205;

Part of Lot 32, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Part 2 on Reference Plan 33R-20205;

Part of Lot 31, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 3, 4, 5 and 7 on Reference Plan 33R-20205;

Part of Block 5 on Registered Plan 33M-396, in the City of London and County of Middlesex, designated as Part 9 on Reference Plan 33R-20205;

Part of Block 4 on Registered Plan 33M-396, in the City of London and County of Middlesex, designated as Part 12 on Reference Plan 33R-20205;

Part of Block 3 on Registered Plan 33M-396, in the City of London and County of Middlesex, designated as Part 14 on Reference Plan 33R-20205;

Part of Block 1 on Registered Plan 33M-396, in the City of London and County of Middlesex, designated as Part 15 on Reference Plan 33R-20205;

All of Block 13 on Registered Plan 33M-396, in the City of London and County of Middlesex, designated as Part 17 on Reference Plan 33R-20205;

Part of Lot 33, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 9, 11 and 12 on Reference Plan 33R-20821;

Part of Block 1 on Registered Plan 33M-786, in the City of London and County of Middlesex, designated as Part 10 on Reference Plan 33R-20821; and

Part of Block 8 on Registered Plan 33M-786, in the City of London and County of Middlesex, designated as Part 22 on Reference Plan 33R-20821.

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

PASSED in Open Council on May 24, 2022.

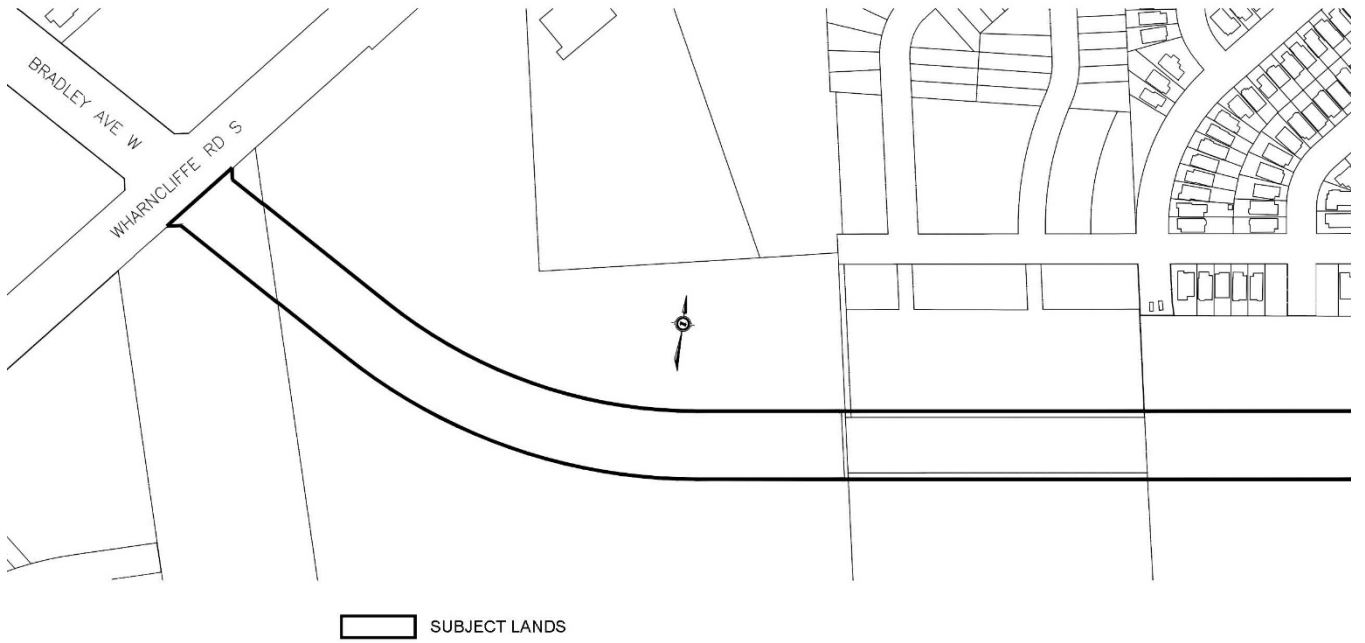
Ed Holder
Mayor

Michael Schulthess
City Clerk

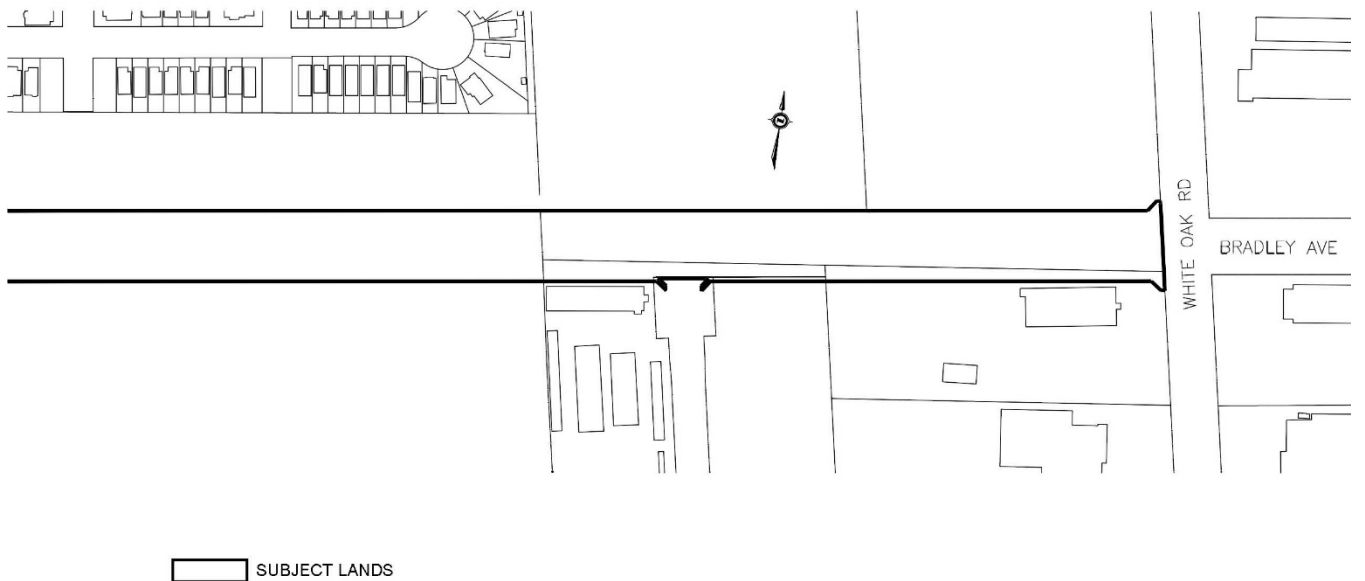
First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Location Map

LOCATION MAP (1 of 2)



LOCATION MAP (2 of 2)



Bill No. 221
2022

By-law No. S.- ____ - ____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Exeter Road, Wonderland Road South and Wharncliffe Road South)

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

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Exeter Road, Wonderland Road South and Wharncliffe Road South, namely:

“Part of Lot 36, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 3, 4 and 5 on Reference Plan 33R-21241.”

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

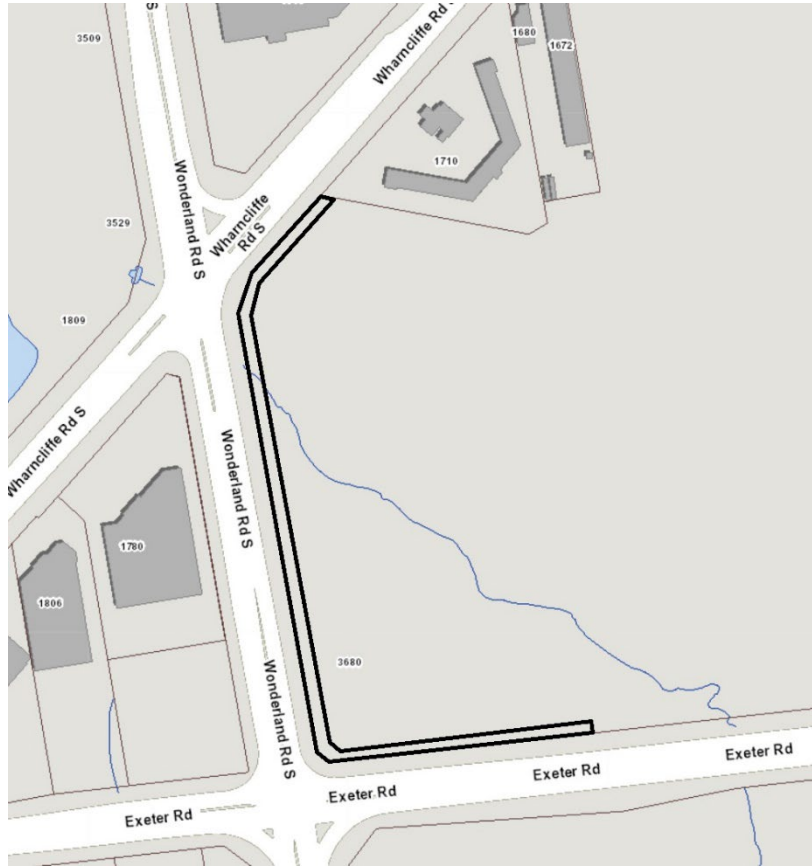
PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

LOCATION MAP



 SUBJECT LANDS

Bill No. 222
2022

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road West between Westdel Bourne and Colonel Talbot Road; and as widening to Wickerson Road north of Southdale Road West)

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

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

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

“Part of Lot 79, Concession West of the North Branch of Talbot Road, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 1, 4, 5, 6, 7, 8, 9 and 10 on Reference Plan 33R-20970;

Part of Lot 49, Concession 1, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Part 2 on Reference Plan 33R-21075;

Part of Lot 48, Concession 1, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Part 6 on Reference Plan 33R-21075;

Part of Lot 47, Concession 1, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 7, 8 and 9 on Reference Plan 33R-21075;

Part of Block 108, Registered Plan 33M-417 in the City of London and County of Middlesex, designated as Part 10 on Reference Plan 33R-21075;

Part of Lot 48, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 11, 12, 13 and 17 on Reference Plan 33R-21075; and

Part of Lot 79, Concession West of the North Branch of Talbot Road, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 18 and 21 on Reference Plan 33R-21075.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wickerson Road north of Southdale Road West, namely:

“Part of Lot 48, Concession 1, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 1, 2 and 3 on Expropriation Plan ER1453063.”

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

PASSED in Open Council on May 24, 2022.

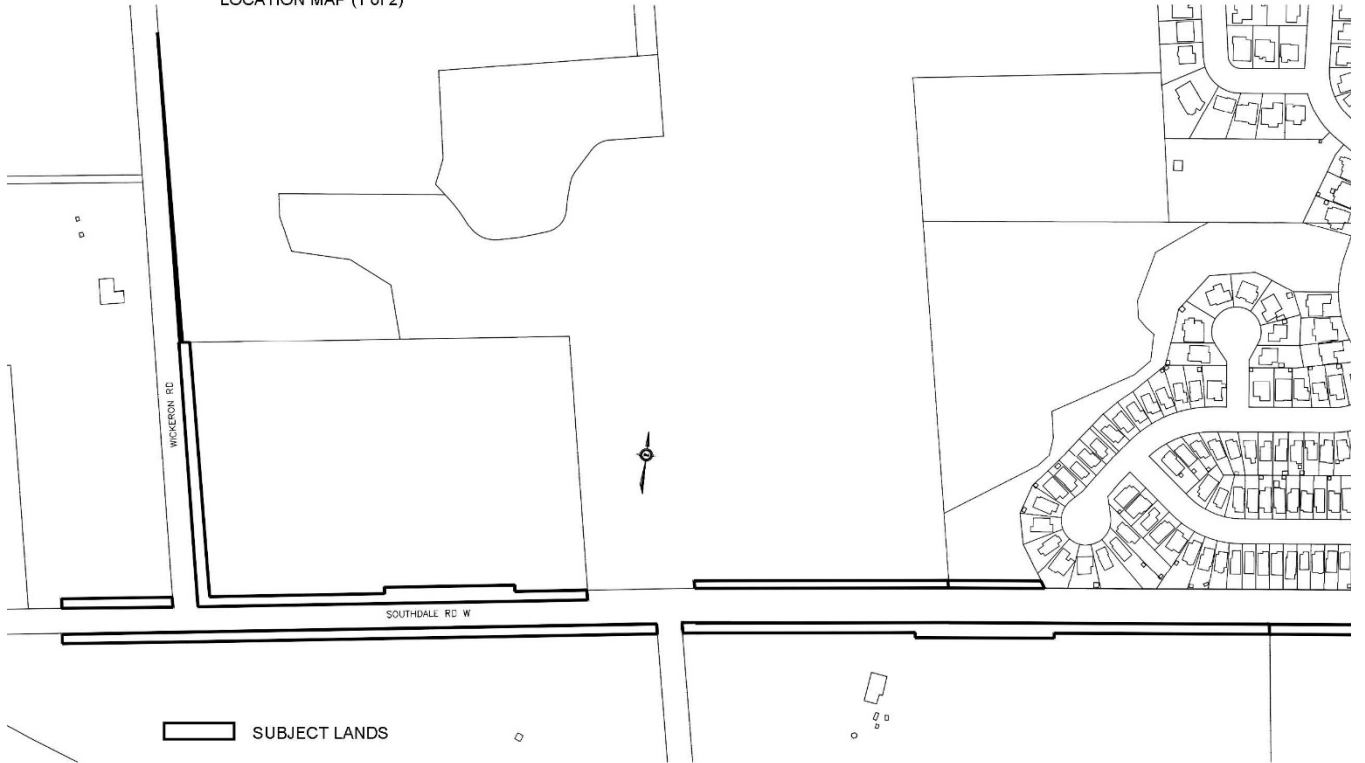
Ed Holder
Mayor

Michael Schulthess
City Clerk

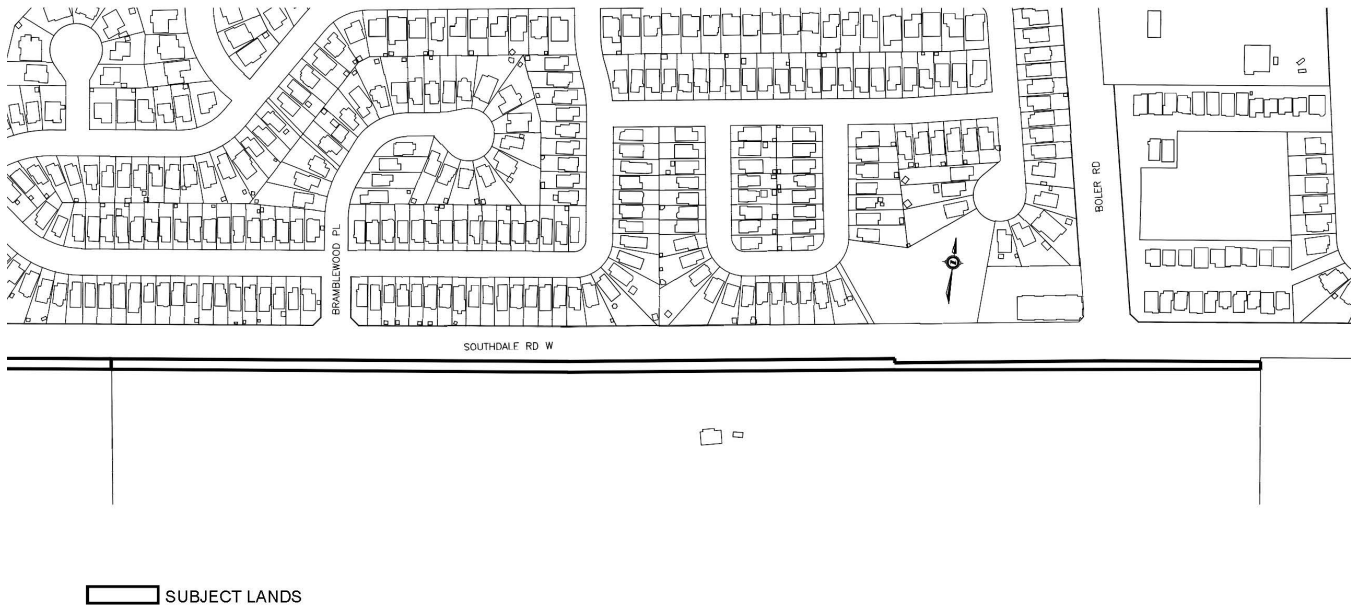
First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Location Map

LOCATION MAP (1 of 2)



LOCATION MAP (2 of 2)



Bill No. 223
2022

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wellington Road north of Greenfield Drive)

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

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wellington Road north of Greenfield Drive, namely:

“Part of Lot 5 on Registered Plan 585 in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-21248.”

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

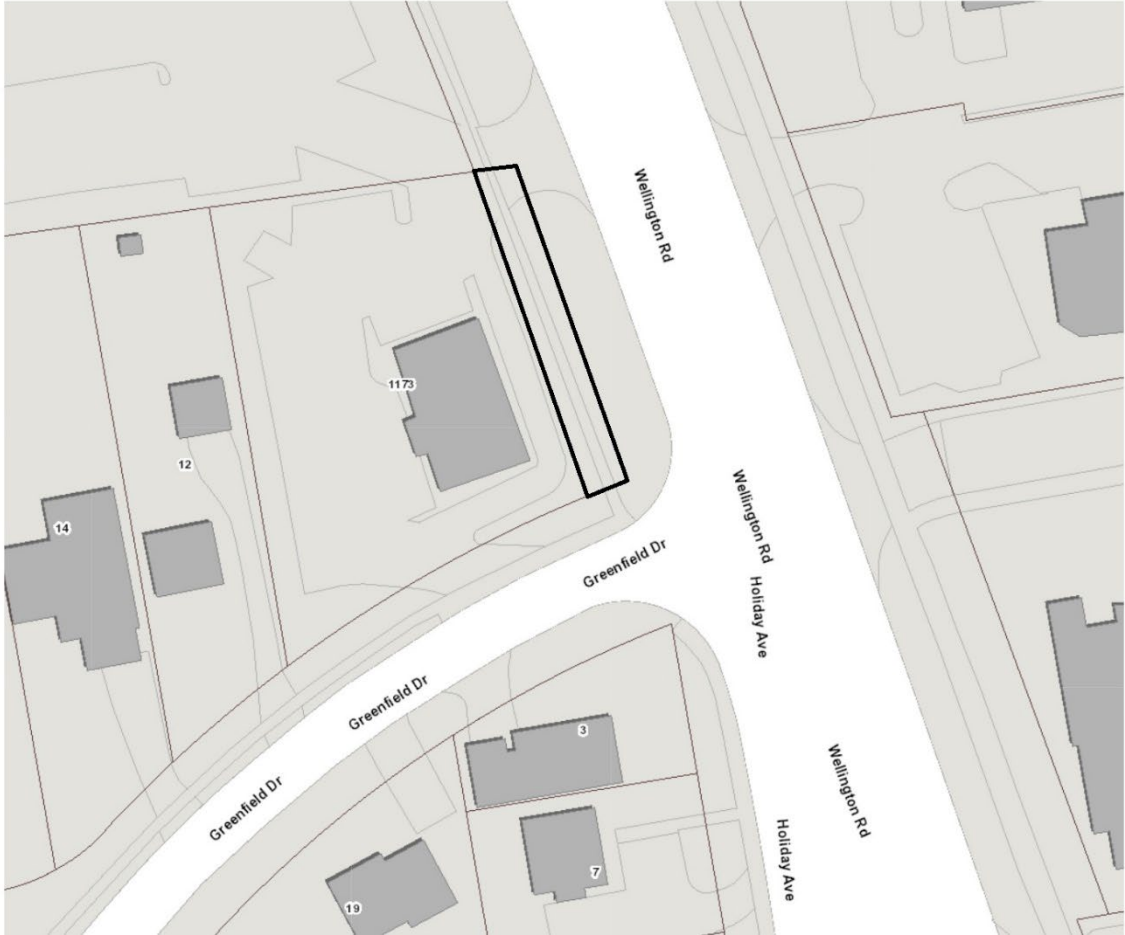
PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

LOCATION MAP



 SUBJECT LANDS

Bill No. 224
2022

By-law No. S.-____-____

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Dundas Street east of Egerton Street)

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

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Dundas Street east of Egerton Street, namely:

“Part of Lots 10, 11 and 12 on Registered Plan 320(3rd) in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-20318.”

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

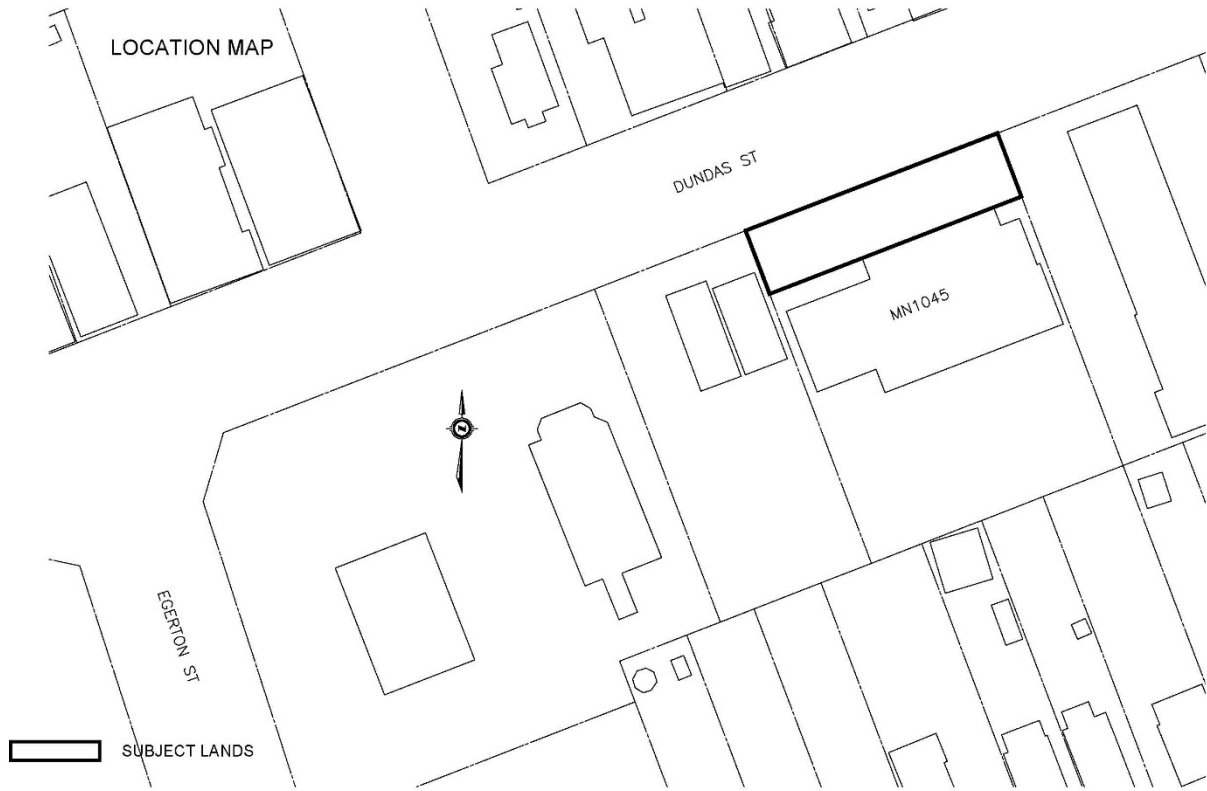
PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

LOCATION MAP



Bill No. 225
2022

By-law No. W.-5618()-_____

A by-law to amend by-law No. W.-5618-64, as amended, entitled "A by-law to authorize the Southdale Road Widening-Farnham Road to Pine Valley (Project No. TS1629-1)"

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.-5618-64, as amended, to authorize an increase in the net amount of monies to be debentured for the "Southdale Road Widening-Farnham Road to Pine Valley (Project No. TS1629-1)";

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 \$241,003.00 from \$390,190.00 to \$631,193.00.
2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on May 24, 2022.

Ed Holder
Deputy Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Bill No. 226
2022

By-law No. W.- _____ - ____

A by-law to authorize the Bostwick Rd
Upgrades – Pack Rd to Southdale Rd (Project
TS1357).

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 “the Bostwick Rd Upgrades – Pack Rd to Southdale Rd (Project TS1357)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$465,775.00.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on May 24, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

Bill No. 227
2022

By-law No. Z.-1-22

A bylaw to amend By-law No. Z.-1 to rezone lands located at 1345 Cranbrook Road and 1005 Longworth Road.

WHEREAS Craig Linton (Norquay Developments) has applied to rezone lands located at 1345 Cranbrook Road and 1005 Longworth Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1345 Cranbrook Road and 1005 Longworth Road, as shown on the attached map, FROM an Urban Reserve UR2 Zone TO a Residential R1 Special Provision (R1-8()) Zone.
- 2) Section Number 5.4 of the Residential R1 Zone is amended by adding the following special provision:

R1-8()

a) Regulations:

- i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

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.

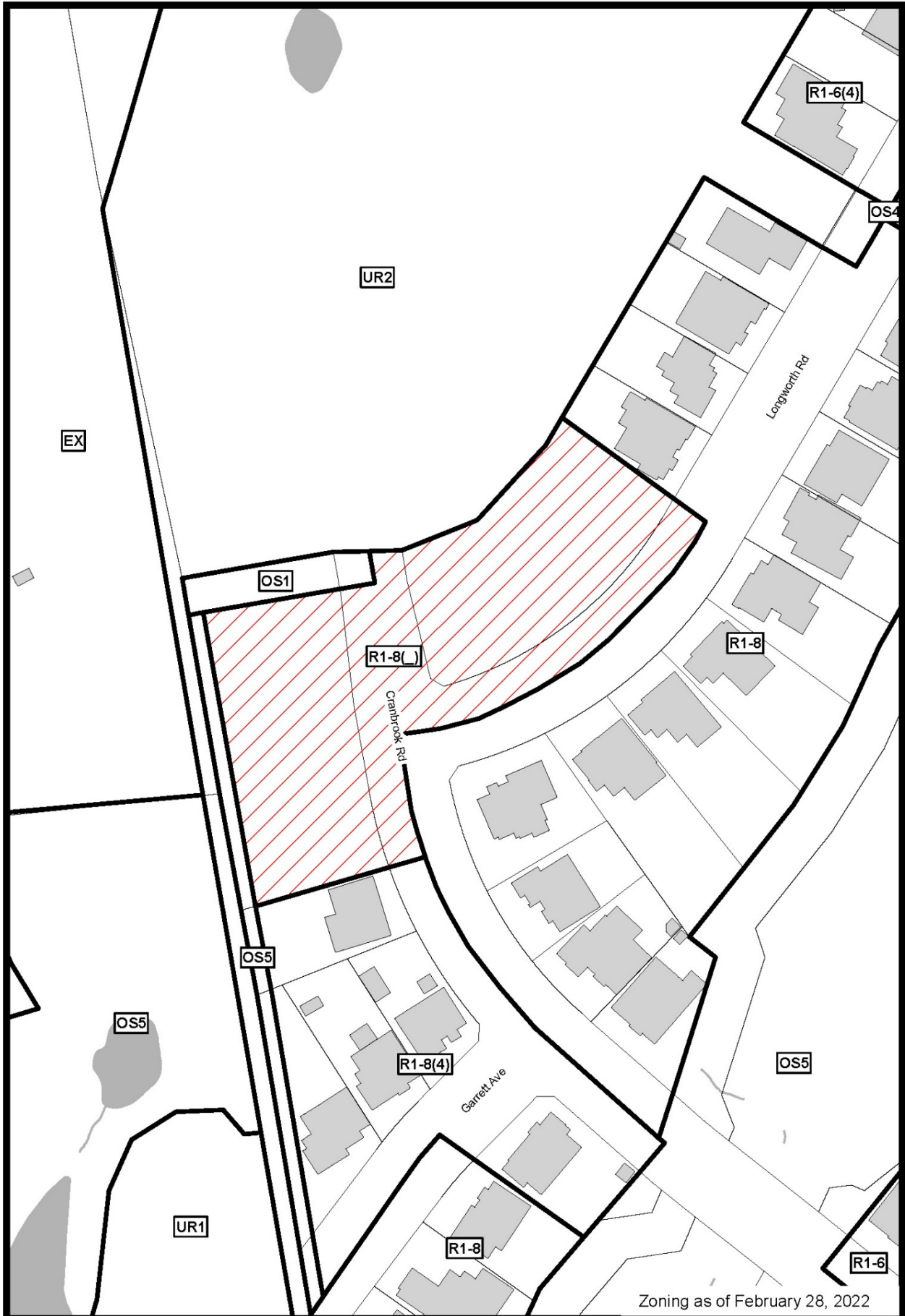
PASSED in Open Council on May 24, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – May 24, 2022
Second Reading – May 24, 2022
Third Reading – May 24, 2022

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



Zoning as of February 28, 2022

File Number: Z-9487

Planner: LM

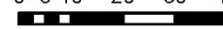
Date Prepared: 2022/03/29

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40
 Meters

