Council Agenda
Including Addeds

10th Meeting of City Council

July 5, 2022, 4:00 PM

Council Chambers

Please check the City website for additional meeting detail information

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Pages

1. **Disclosures of Pecuniary Interest**

2. **Recognitions**

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

4. **Council, In Closed Session**

   Motion for Council, In Closed Session (Council will remain In Closed Session until approximately 5:15 PM, at which time Council will rise and reconvene in Public Session; Council may resume In Closed Session later in the meeting, if required.)

   4.1. Confidential Information Supplied by Canada

   A matter pertaining to information explicitly supplied in confidence to the municipality by Canada (6.1/8/CPSC)

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

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

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

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

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/10/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.3/10/CSC)

4.6. 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. (6.4/10/CSC)

4.7. Land Acquisition/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 lease of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.5/10/CSC)

4.8. Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to the full expropriation of property located at 73 Wharncliffe Road South, including matters before administrative tribunals, affecting the municipality or local board, namely a claim filed with the OLT-22-002478; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 73 Wharncliffe Road South; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of a property located at 73 Wharncliffe Road South. (6.6/10/CSC)

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

5.1. 9th Meeting held on June 14, 2022 12

6. Communications and Petitions

6.1. 84-86 St. George Street and 175-197 Ann Street (OZ-9127)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #13 (3.5) of the 12th Report of the Planning and Environment Committee)

1. J. Hunten 65

2. M. Tovey 66

6.2. (ADDED) 689 Oxford Street West (Z-9199 & O-9206)

(Refer to the Planning and Environment Committee Stage for Consideration with Item 14 (3.6) of the 12th Report of the Planning and Environment Committee)

1. (ADDED) D. Traher, VP Planning & Development, Westdell Development Corporation *68*

2. (ADDED) Shadow Study - Strik Baldinelli Moniz *70*

6.3. "RentSafeTO" Program and Complaint Process Improvements

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #6 (2.4) of the 8th Report of the Community and Protective Services Committee)

1. K. M. Pagniello, Executive Director and M. Laliberte, Staff Lawyer - Neighbourhood Legal Services 84

2. J. Thompson, Life Spin 86

3. London ACORN 88

4. (ADDED) D. Devine *90*

6.4. Participation in Provincial Cargo E-bike Pilot

(Refer to the Civic Works Committee Stage for Consideration with Item #6 (4.3) of the 9th Report of the Civic Works Committee)

1. H. Miller 91

6.5. Participation in Provincial E-scooter Pilot

(Refer to the Civic Works Committee Stage for Consideration with Item #7 (4.2) of the 9th Report of the Civic Works Committee)

1. A. Husain 92

2. (ADDED) T. Nolan *95*

7. Motions of Which Notice is Given

8. Reports

8.1. 12th Report of the Planning and Environment Committee 97

1. Disclosures of Pecuniary Interest

2. (2.1) ReThink Zoning Update and Discussion Papers

3. (2.2) 1284 and 1388 Sunningdale Road West (H-9506) (Relates to Bill No. 298)

4. (2.3) London Plan Approval - Update on Ontario Land Tribunal Decision and Status of London Plan

5. (2.4) Bill 109 - More Homes for Everyone Act, 2022 - Information Report

6. (2.5) 6092 Pack Road - Designation under Section 29 of the Ontario Heritage Act

7. (2.6) Single Source Procurement - Planning Application Signs

8. (2.7) Building Division Monthly Report - April, 2022

9. (3.1) 911 and 945 Kleinburg Drive (Formerly 660 Sunningdale Road East) (Z-9321) (Relates to Bill No. 299)

10. (3.2) Housekeeping Amendment to Southwest Area Secondary Plan (Relates to Bill No. 282)

11. (3.3) Delegated Authority (Bill 13) and Alternative Notice Measures for Minor Amendments (O-9492) (Relates to Bill No.'s 281 and 283)

12. (3.4) 991 Sunningdale Road West (Z-9472) (Relates to Bill No. 300)

13. (3.5) 84-86 St. George Street and 175-197 Ann Street (OZ-9127) (Relates to Bill No.'s 284 and 301)

14. (3.6) 689 Oxford Street West (Z-9199 & O-9206)

15. (3.7) 599-601 Richmond Street (Z-9367) (Relates to Bill No. 302)

16. (3.8) 801 Sarnia Road (O-9475 & Z-9476) (Relates to Bill No. 303)

17. (5.1) 2nd Report of the Community Advisory Committee on Planning

8.2. 8th Report of the Community and Protective Services Committee 113

1. Disclosures of Pecuniary Interest

2. (2.1) Update on Implementation of the Giwetashkad Indigenous Homelessness Strategic Plan

3. (2.2) Single Source Procurement of Cultural Arts Restoration Services - SS-2022-176

4. (2.5) Zoning By-law Patio Review

5. (2.3) Fire Master Plan Action Plan

6. (2.4) "RentSafeTO" Program and Complaint Process Improvements

7. (4.1) Permission to Use Gibbons Park for an Event

8. (5.1) Deferred Matters List

8.3. 10th Report of the Strategic Priorities and Policy Committee 118

1. Disclosures of Pecuniary Interest

2. (2.1) 2021 Performance Report and May 2022 Semi-Annual Progress Report

3. (3.1) Housing Development Corporation (HDC) - 2021 Annual General Meeting of the Shareholder Annual Resolutions

4. (3.2) London and Middlesex Community Housing Inc. (LMCH) - 2021 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 280)

5. (4.1) London Community Recovery Network – Recovery Funding Business Cases

6. (5.1) London: A Place to Call Home

8.4. 10th Report of the Corporate Services Committee 122

1. Disclosures of Pecuniary Interest

2. (2.1) Recent Legislative Changes

3. (2.3) Amendments to Members of Council Proof of COVID-19 Vaccination Policy (Relates to Bill No. 286)

4. (2.2) Special Projects and New Initiatives Reserve Fund Rationalization Report (Relates to Bill No.'s 258-276)

5. (4.1) Application - Issuance of Proclamation - Make Canada Gold

6. (4.2) Application - Issuance of Proclamation - Srebrenica Genocide Remember Day

7. (5.1) Restricted Acts of Council after Nomination Day and Voting Day (Relates to Bill No. 277)

8. (5.2) Mayor's New Year's Honour List Policy (Relates to Bill No. 285)

8.5. 9th Report of the Civic Works Committee 128

1. Disclosures of Pecuniary Interest

2. (2.1) Appointment of Consulting Engineers for the Infrastructure Renewal Program

3. (2.4) Updates: Blue Box Transition and Next Steps (Relates to Bill No. 279)

4. (2.2) Participation in Canadian Home Builders’ Association

Project - Towards Cost-Effective Net-Zero Energy Ready Residential Renovations (Relates to Bill No. 278)

5. (2.3) Updates: Green Bin Program Implementation

6. (4.1) Participation in Provincial Cargo E-bike Pilot

7. (4.2) Participation in Provincial E-scooter Pilot

8. (5.1) Deferred Matters List

8.6. 3rd Report of the Audit Committee 135

1. Disclosures of Pecuniary Interest

2. (4.1) 2021 Financial Audit

3. (4.2) Presentation - Internal Audit Plan - MNP

4. (4.3) Internal Audit Charter - MNP

5. (4.4) Internal Audit Follow-Up Activities Dashboard as of June 6, 2022 - MNP

9. Added Reports

9.1. 10th Report of Council in Closed Session

10. Deferred Matters

11. Enquiries

12. Emergent Motions

13. By-laws

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

13.1. Bill No. 258 By-law No. A.-_____-____ 137

A by-law to confirm the proceedings of the Council Meeting held on the 5th day of July, 2022. (City Clerk)

13.2. Bill No. 259 By-law No. A.-_____-____ 138

A by-law to establish the Animal Services Reserve Fund and to repeal and replace By-law No. A.-8011-185 being “A by-law to establish the Animal Welfare Reserve Fund.” (2.2/10/CSC)

13.3. Bill No. 260 By-law No. A.-_____-____ 140

A by-law to establish the Child Care and Ealy Childhood Development Reserve Fund and to repeal and replace By-law No. A.-6945-139, as amended, being “A by-law to establish the Child Care and Early Childhood Development Reserve Fund”. (2.2/10/CSC)

13.4. Bill No. 261 By-law No. A.-_____-____ 142

A by-law to establish the Community Improvement Program Reserve Fund and to repeal By-law No. A.-6868-272 being “A by-law to establish the Community Improvement Program – Grant Reserve Fund” and

repeal and replace By-law No. A.-6867-271 being “A by-law to establish the Community Improvement Program – Loan Reserve Fund.” (2.2/10/CSC)

13.5. Bill No. 262 By-law No. A.-_____-____ 144

A by-law to establish the Dearness Home Gift Reserve Fund and to repeal and replace By-law No. A.-8013-187 being “A by-law to establish the Dearness Home Gift Reserve Fund.” (2.2/10/CSC)

13.6. Bill No. 263 By-law No. A.-_____-____ 146

A by-law to establish the Economic Development Reserve Fund and to repeal and replace By-law No. A.-7729-217 being “A by-law to establish the Economic Development Reserve Fund and to repeal and replace By-law A.-6514-123 being “A by-law to establish the Economic Development Reserve Fund.” (2.2/10/CSC)

13.7. Bill No. 264 By-law No. A.-_____-____ 148

A by-law to establish the Golf Course Reserve Fund. (2.2/10/CSC)

13.8. Bill No. 265 By-law No. A.-_____-____ 150

A by-law to establish the Municipal Election Reserve Fund and to repeal and replace By-law No. A.-8014-188 being “A by-law to establish the Municipal Election Reserve Fund.” (2.2/10/CSC)

13.9. Bill No. 266 By-law No. A.-_____-____ 152

A by-law to establish the Affordable Housing Reserve Fund and to repeal and replace By-law No. A.-6040-646 being “A by-law to establish the New Affordable Housing Reserve Fund.” (2.2/10/CSC)

13.10. Bill No. 267 By-law No. A.-_____-____ 154

A by-law to establish the Cultural Prosperity Reserve Fund. (2.2/10/CSC)

13.11. Bill No. 268 By-law No. A.-_____-____ 156

A by-law to establish the Horton Street Environmental Reserve Fund and to repeal and replace By-law No. A.-7199-364 being “A by-law to establish the PUC Environmental Reserve Fund.” (2.2/10/CSC)

13.12. Bill No. 269 By-law No. A.-_____-____ 158

A by-law to establish the Automated Enforcement Reserve Fund and to repeal and replace By-law No. A.-8018-192 being “A by-law to establish the Red Light Camera Program Reserve Fund.” (2.2/10/CSC)

13.13. Bill No. 270 By-law No. A.-_____-____ 160

A by-law to establish the Social Housing Reserve Fund. (2.2/10/CSC)

13.14. Bill No. 271 By-law No. A.-_____-____ 162

A by-law to establish the Social Services Reserve Fund and to repeal and replace By-law No. A.-7194-350 being “A by-law to establish the Social Services Reserve Fund and to repeal the Consolidated Verification Process Reserve Fund, By-law A.-5955-26.” (2.2/10/CSC)

13.15. Bill No. 272 By-law No. A.-_____-____ 164

A by-law to establish the Tourism Infrastructure Reserve Fund and to repeal and replace By-law No. A.-7756-262 being “A by-law to establish the Tourism Infrastructure Reserve Fund.” (2.2/10/CSC)

13.16. Bill No. 273 By-law No. A.-_____-____ 166

A by-law to establish the Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund and to repeal and replace By-law No. A.-6404-273 being “A by-law to establish the Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund.” (2.2/10/CSC)

13.17. Bill No. 274 By-law No. A.-_____-____ 168

A by-law to establish the Lead Service Extension Replacement Loan Program Reserve Fund. (2.2/10/CSC)

13.18. Bill No. 275 By-law No. A.-_____-____ 170

A by-law to establish the Water Customer Assistance Reserve Fund and to repeal and replace By-law No. A.-6969-185 being “A by-law to establish the Water Customer Assistance Reserve Fund.” (2.2/10/CSC)

13.19. Bill No. 276 By-law No. A.-_____-____ 172

A by-law to repeal By-law No. A.-6328-88, being “A by-law to establish the Creative City Reserve Fund”; By-law No. A.-8015-189 being “A by-law to establish the Official Plan Reserve Fund”; By-law No. A.-8016-190 being “A by-law to establish the Tree Bank Reserve Fund”; and By-law No. A.-6618-67, being “A by-law to provide for the Disconnection of Sewer Cross-Connection Loan Program Reserve Fund.” (2.2/10/CSC)

13.20. Bill No. 277 By-law No. A.-_____-____ 173

A by-law to authorize the delegation of authority to the City Manager for certain acts of Council after Nomination Day for the 2022 Municipal Election, should the City Clerk determine that the incoming Council will include less than three quarters of the members of the outgoing Council. (5.1/10/CSC)

13.21. Bill No. 278 By-law No. A.-_____-____ 179

A by-law to authorize and approve a Memorandum of Understanding between the Canadian Home Builders’ Association and The Corporation of the City of London and to authorize the Mayor and the City Clerk to execute the Memorandum of Understanding. (2.2/9/CWC)

13.22. Bill No. 279 By-law No. A.-_____-____ 190

A by-law to authorize the Deputy City Manager, Environment & Infrastructure to respond to requests for proposals, negotiate and enter into any new service agreements or amending existing City of London service agreements with any Producer Responsibility Organization(s) registered with the Resource Productivity Recovery Authority, and/or their designate. (2.4a/9/CWC)

13.23. Bill No. 280 By-law No. A.-_____-____ 192

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (3.2/10/SPPC)

13.24. Bill No. 281 By-law No. A.-_____-____ 195

A by-law to delegate Council's authority with respect to approvals for zoning by-law amendments that are of a minor nature under Section 39.2 of the Planning Act, R.S.O. 1990, c.P.13. (3.3b/12/PEC)

13.25. Bill No. 282 By-law No. C.P.-1512( )-__ 198

A by-law to amend the Official Plan for the City of London, 2016 relating to the Southwest Area Secondary Plan. (3.2/12/PEC)

13.26. Bill No. 283 By-law No. C.P.-1512( )-__ 245

A by-law to amend The Official Plan for the City of London, 2016 relating to new delegation and alternative measures for public consultation pursuant Bill 13. (3.3a/12/PEC)

13.27. Bill No. 284 By-law No. C.P.-1512( )-__ 248

A by-law to amend the Official Plan for the City of London, 2016 relating to 84-86 St. George and 175-197 Ann Street. (3.5a/12/PEC)

13.28. Bill No. 285 By-law No. CPOL.-18(__)-___ 252

A by-law to amend By-law No. CPOL.-18-214, as amended, being "Mayor's New Year's Honour List Policy" to update the nominating bodies for each category. (5.2/10/CSC)

13.29. Bill No. 286 By-law No. CPOL.-407(_)-___ 253

A by-law to amend By-law No. CPOL.-407-321, being "Members of Council Proof of COVID-19 Vaccination Policy" by deleting and replacing Schedule "A". (2.3/10/CSC)

13.30. Bill No. 287 By-law No. S.-_____-____ 258

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Windermere Road west of Corley Drive) (Chief Surveyor – for road dedication purposes pursuant to SP15-009524)

13.31. Bill No. 288 By-law No. S.-_____-____ 260

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wellington Street, south of Bathurst Street) (Chief Surveyor – for road dedication purposes pursuant to Consent B.038/17)

13.32. Bill No. 289 By-law No. S.-_____-____ 262

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Grey Street east of Maitland Street) (Chief Surveyor – for road dedication purposes pursuant to Consent B.027/21)

13.33. Bill No. 290 By-law No. S.-_____-____ 264

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Huron Street between Waterloo and Colborne Streets) (Chief Surveyor – for road dedication purposes pursuant to Consent B.034/16)

13.34. Bill No. 291 By-law No. S.-_____-____ 265

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 – for road dedication purposes pursuant to the Bradley Avenue Extension project)

13.35. Bill No. 292 By-law No. S.-_____-____ 267

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East west of Industrial Road) (Chief Surveyor – for road dedication purposes pursuant to SPA21-067)

13.36. Bill No. 293 By-law No. S.-_____-____ 269

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Southdale Road East, west of Montgomery Road) (Chief Surveyor – for road dedication purposes pursuant to SPA19-018)

13.37. Bill No. 294 By-law No. S.-_____-____ 271

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Southport Crescent; as widening to Southport Crescent and Chelton Road; as part of Evans Boulevard; as part of Candice Road; and as part of Fairchild Road) (Chief Surveyor – registration of 33M-818 requires 0.3m reserves on abutting plans 33M-756 and 33M-789 for unobstructed legal access through the subdivision)

13.38. Bill No. 295 By-law No. S.-_____-____ 274

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Sunningdale Road West, west of Hyde Park Road) (Chief Surveyor – for road dedication purposes pursuant to Consent B.048/15)

13.39. Bill No. 296 By-law No. S.-_____-____ 276

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wonderland Road South north of Wharncliffe Road South) (Chief Surveyor – for road dedication purposes pursuant to SPA17-101)

13.40. Bill No. 297 By-law No. S.-_____-____ 278

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 Wilkins Street; and Wilkins Street west of Wellington Road) (Chief Surveyor – for road dedication purposes pursuant to SPA17-006)

13.41. Bill No. 298 By-law No. Z.-1 280

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of the lands located at 1284 and 1388 Sunningdale Road West. (2.2/12/PEC)

13.42. Bill No. 299 By-law No. Z.-1 282

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

660 Sunningdale Road East. (3.1/12/PEC)

13.43. Bill No. 300 By-law No. Z.-1 285

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 991 Sunningdale Road West. (3.4/12/PEC)

13.44. Bill No. 301 By-law No. Z.-1 287

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 84-86 St. George and 175-197 Ann Street. (3.5b/12/PEC)

13.45. Bill No. 302 By-law No. Z.-1 295

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 599-601 Richmond Street. (3.7a/12/PEC)

13.46. Bill No. 303 By-law No. Z.-1 303

A by-law to amend By-law No. Z.-1 to rezone lands located at 801 Sarnia Road. (3.8a/12/PEC)

14. Adjournment

Council

Minutes

9th Meeting of City Council
June 14, 2022, 4:00 PM

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

Also Present: A. Job, J. Taylor, M. Schulthess

Remote attendance: L. Livingstone, A. Anderson, A. Barbon, G. Barrett, B. Card, S. Corman, J. Davison, K. Dickins, S. Mathers, J.P. McGonigle, P. McKague, R. Morris, K. Scherr, C. Smith, J. Tansley, A. Thompson, S. Thompson, B. Warner, B. Westlake-Power, P. Yeoman.

The meeting is called to order at 4:00 PM; it being noted that the following members were in remote attendance: Councillors M. van Holst, M. Salih, J. Helmer, P. Van Meerbergen, S. Turner, S. Hillier.

1. Disclosures of Pecuniary Interest

Deputy Mayor Morgan discloses a pecuniary interest in Item 12, clause 4.2 of the 9th Report of the Strategic Priorities and Policy Committee, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer.

Councillor J. Helmer discloses a pecuniary interest in Item 12, clause 4.2 of the 9th Report of the Strategic Priorities and Policy Committee, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer. Councillor J. Helmer further discloses a pecuniary interest in Item 15, clause 4.3 of the 7th Report of the Community and Protective Services Committee, having to do with Short-term Accommodation Regulation, and the associated Bill No.'s 239 and 243, by indicating that he has used Airbnb to rent out his home in the past.

Councillor P. Van Meerbergen discloses a pecuniary interest in Item 17, clause 4.5 of the 7th Report of the Community and Protective Services Committee, having to do with Supporting More Licensed Childcare Spaces, by indicating that his wife owns/operates a childcare business.

Councillor M. Salih discloses a pecuniary interest in Item 3, clause 2.2 of the 7th Report of the Community and Protective Services Committee, having to do with Updated By-laws for London and Middlesex Local Immigration Partnership, and the associated Bill No.'s 232 and 233, by indicating that the federal government is his employer. Councillor M. Salih further discloses a pecuniary interest in Item 11, clause 4.1 of the 9th Report of the Strategic Priorities and Policy Committee, having to do with Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery, by indicating that the federal government is his employer.

Councillor S. Turner discloses a pecuniary interest in Item 2 of the 9th Report of the Council in Closed Session, and related Added Bill No. 257, having to do with the property located at 134 Wellington Road with respect to the Wellington Gateway Project, by indicating that he owns property within close vicinity of the subject property.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

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

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

4.1 Litigation / Potential Litigation / Solicitor-Client Privileged Advice
A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/11/PEC)

4.2 Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations
A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/9/CSC)

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

Motion Passed (15 to 0)

The Council convenes, In Closed Session, from 4:13 PM to 4:32 PM.

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

5.1 8th Meeting held on May 24, 2022

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

That the Minutes of the 8th Meeting held on May 24, 2022, BE APPROVED.

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

Motion Passed (15 to 0)

6. Communications and Petitions

6.1 Short-term Accommodations - Proposed Amendments

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

That the following communications BE RECEIVED and BE REFERRED to Item 15 (4.3) of the 7th Report of the Community and Protective Services Committee:

1. L. Ghattas;
2. A. Wayland;
3. C. Agate;
4. D. Blagaj;
5. J. Hunter;
6. R. Irwin;
7. D. Ulrick;
8. S. Laird;
9. J. MacDonald;
10. J. Gordon;
11. (ADDED) D. Devine; and,
12. (ADDED) T. Sumner / L. Cudmore / A. Balbantray - Land Depot Capital Inc.

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

Recuse: (1): J. Helmer

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 8th Report of the Civic Works Committee

Motion made by: E. Peloza

That the 8th Report of the Civic Works Committee, BE APPROVED.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Peloza

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Northcrest Drive Municipal Watermain Servicing Budget Increase

Motion made by: E. Peloza

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 31, 2022, related to the Northcrest Drive municipal watermain servicing project:

a) the budget increase of $909,645.00 to EW374322 Extension of Water Servicing BE APPROVED for the subject project;

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; and,

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2022-F05A)

Motion Passed

3. (2.2) Metamora Stormwater Outfall Replacement Contract Amendment - Addition of Metamora Bridge Repairs

Motion made by: E. Peloza

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 31, 2022, related to the extension of the Metamora Stormwater Outfall Replacement contract to include the Metamora Pedestrian Bridge Rehabilitation works:

a) the contract amount for Blue-Con Construction BE INCREASED to undertake additional works required for the Metamora Pedestrian Bridge Rehabilitation as part of the existing RFT21-91 contract, in accordance with the estimate on file to an upset amount of $255,000.00 including 20% contingency, excluding HST, from $1,200,386.00 to a total of $1,455,386.00, in accordance with Section 20.3 (e) of the City of London’s Procurement of Goods and Services Policy;

b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;

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

d) the approvals given, herein, BE CONDITIONAL upon the Corporation amending the original 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-T04)

Motion Passed

4. (2.3) Closing Part of Upper Canada Crossing (Relates to Bill No. 244)

Motion made by: E. Peloza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, for the purpose of closing part of Upper Canada Crossing;

it being noted that subject to the passing and registration of the above-noted by-law in the Land Registry Office, the City will retain a municipal services easement over the road allowance and reserve Block 186, 33M-624 for a watermain and for the purposes of prohibiting the erection of any structures on the subject lands. (2022-T09)

Motion Passed

5. (5.1) Deferred Matters List

Motion made by: E. Peloza

That the Civic Works Committee Deferred Matters List as at May 20, 2022, BE RECEIVED.

Motion Passed

8.2 11th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 11th Report of the Planning and Environment Committee, BE APPROVED, excluding items 9 (3.2), 13 (3.6) and 14 (3.7).

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

Motion Passed (15 to 0)

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) 58 Sunningdale Road West (39T-16503)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Drewlo Holdings Inc. (File No. 39T-16503), prepared by MTE and certified by P.R. Levac OLS, (File No 50861-102,

dated May 18, 2022), as red-lined amended, which shows 41 single detached lots, two (2) residential part blocks, three (3) medium density blocks, one (1) commercial block, one (1) road widening block, and four (4) 0.3m reserve blocks all served by an extension of Callingham Drive, an extension of Pelkey Road, and three (3) new local streets, SUBJECT TO the conditions contained in the staff report dated May 30, 2022 as Schedule "A". (2022-D12)

Motion Passed

3. (2.2) 890 Upperpoint Avenue (P-9358) (Relates to Bill No. 241)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Sifton Properties Ltd., the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to exempt Block 141, Plan 33M-754 and Block 42, Plan 33M-810 from the Part-Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P. 13, for a period not exceeding three (3) years. (2022-D25)

Motion Passed

4. (2.3) 3195 White Oak Road (H-9471) (Relates to Bill No. 252)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Econ Consultant Ltd., relating to the property located at 3195 White Oak Road, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on June 14, 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 R1 Special Provision (h-94*R1-3(21)) Zone TO a Residential R1 Special Provision (R1-3(21)) Zone to remove the “h-94” holding provision. (2022-D09)

Motion Passed

5. (2.4) 1284 and 1388 Sunningdale Road West (39T-04510_5)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the subdivision of land over Concession 5, Part Lot 23, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, municipally known as 1284 and 1388 Sunningdale Road West:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc., for the Foxhollow North Kent Subdivision, Phase 5 (39T-04510) appended to the staff

report dated May 30, 2022 as Appendix “A”, BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated May 30, 2022 as Appendix “B”;

c) the financing for this project BE APPROVED as set out in the Source of Financing Report appended to the staff report dated May 30, 2022 as Appendix “C”; and,

d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2022-D12)

Motion Passed

6. (2.5) 525 Dufferin Avenue - Heritage Alteration Permit Application (HAP22-031-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 to replace the porch railings/guard on the heritage designated property at 525 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the following terms and conditions:

a) all exposed wood be painted;

b) the installation of the proposed porch railings/guards be completed within twelve months of Municipal Council’s decision on this Heritage Alteration Permit; and,

c) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed. (2022-R01)

Motion Passed

7. (2.6) Building Division Monthly Report - March, 2022

Motion made by: A. Hopkins

That the Building Division Monthly Report for the month of March, 2022 BE RECEIVED for information. (2022-A23)

Motion Passed

8. (3.1) Definition of "Public Park" in Zoning By-law Z-1 - City Wide (Relates to Bill No. 253)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the City-initiated zoning by-law review, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No.

Z.-1, (in conformity with the Official Plan), to change the zoning definition for Public Park;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

it being further noted that the Municipal Council approves this application for the following reasons:
- is consistent with the Provincial Policy Statement (2020);
- conforms with the policies of the London Plan, specifically in regards to the Green Space Place Type and the Parks and Recreation chapter;
- will enable uses and activities in city-owned parks that are consistent with the Parks and Recreation By-law (PR-2); and,
- represents good planning. (2022-D14)

Motion Passed

10. (3.3) 180 Simcoe Street - Demolition Request for the Heritage Listed Property

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the property at 180 Simcoe Street BE REMOVED from the Register of Cultural Heritage Resources.
it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

Motion Passed

11. (3.4) 258 Richmond Street (Z-9465) (Relates to Bill No. 255)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Siv-ik Planning and Design Inc., relating to the property located at 258 Richmond Street, the proposed revised by-law appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan (The London Plan, 2016) and the 1989 Official Plan), to change the zoning of the subject property FROM a Restricted Service Commercial (RSC2/RSC3/RSC4) Zone TO a Holding Business District Commercial Special Provision (h-_*BDC(_)) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:
- J. Smolarek, Siv-ik Planning and Design Inc.;

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 policies of The London Plan, including but not limited to the Key Directions and Urban Corridor Place Type for the SoHo Main Street Specific Segment;

- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor (MSCC); and,
- the recommended amendment would facilitate the reuse of the existing building and allow a broader range of uses that are appropriate for the context of the site. (2022-D09)

Motion Passed

12. (3.5) 850 Highbury Avenue North - Request for Demolition

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development with the
advice of the Heritage Planner, the demolition request for the removal of (8) non-designated built resources on the heritage designated property at 850 Highbury Avenue North, BE PERMITTED pursuant to Section 34(1) of the Ontario Heritage Act subject to the following terms and conditions:

a) during demolition, construction fencing and buffering of sensitive areas be implemented per Project Site Plan appended to the staff report dated May 30, 2022 as Appendix C;

b) during demolition, restrict construction routes to areas outside the treed allee; and,

c) pre-, during, and post-demolition, implement recommendations of the PreConstruction Analysis appended to the staff report dated May 30, 2022 as Appendix D;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:
- B. McCauley, Old Oak Properties;
- K. Eby, GMPS, on behalf of JDA Investments Inc.; and,
- N. Tausky, on behalf of the Architectural Conservancy of Ontario. (2022-R01)

Motion Passed

15. (5.1) 1st Report of the Community Advisory Committee on Planning

Motion made by: A. Hopkins

That, the following actions be taken with respect to the 1st Report of the Community Advisory Committee on Planning from its meeting held on May 26, 2022:

a) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a report, dated May 26, 2022, with respect to the Demolition Request for Heritage Listed Property located at 180 Simcoe Street by Richmond Corporate Centre Inc. and the CACP supports the staff recommendation and the findings of the Heritage Impact Assessment; it being noted that the CACP recommends the preservation of trees to mitigate potential impacts to adjacent cultural heritage resources;

b) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a report, dated May 26, 2022, with respect to the Demolition Request for Non-Designated Built Resources on the Heritage Designated Property located at 850 Highbury Avenue North - the former London Psychiatric Hospital Lands by Old Oak Properties and the CACP supports the staff recommendation;

c) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a report, dated May 26, 2022, with respect to a Heritage Alteration Permit Application by E. Placzek at 525 Dufferin Avenue, East Woodfield Heritage Conservation District and the CACP supports the staff recommendation; and,

d) clauses 1.1, 1.2, 2.1, 3.1 to 3.7, inclusive, 4.1, 5.2, 5.3 and 6.1 to 6.3, inclusive, BE RECEIVED for information.

Motion Passed

9. (3.2) 537 Crestwood Drive (Z-9333) (Relates to Bill No. 254)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Middlesex Vacant Land Condominium 816, relating to the property located at 537 Crestwood Drive, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone TO a Holding Residential R6 Special Provision h-( )*R6-2(*)) Zone;

it being noted that the following site plan matters were raised during the public participation process:
i) an amendment to the registered Plan of Condominium 816 is required;
ii) warning clauses to be registered on title regarding noise and dust related to gravel pit and rehabilitation activities; and,
iii) warning clauses to be registered on title regarding possible noise impacts from the future realigned Commissioners Road East;

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., on behalf of the Middlesex Vacant Land Condominium 816;

it being further noted that the Municipal Council approves this application for the following reasons:
- the recommended amendment is consistent with the 2020 Provincial Policy Statement 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 and requires resource extraction activities to be protected for long-term use and not hindered by incompatible development; and that resource extraction activities and sensitive residential development be appropriately separated from each other. A holding provision is recommended to ensure a new geotechnical study is required to establish the limit of development

related to the slope hazard and evaluate the potential impacts of the future construction of the Commissioners Road West realignment; and to ensure a rehabilitation plan and site restoration plan have been completed for the adjacent aggregate resource extraction area;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, the Neighbourhoods Place Type, and Natural Resources; and,
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential designation and the Specific Area policies for Lands in the Vicinity of Byron Gravel Pits. (2022-D07)

Motion made by: A. Hopkins
Seconded by: J. Fyfe-Millar

That Item 9 (3.2) BE AMENDED to read as follows:

" That, on the recommendation of the Director, Planning and Development, based on the application by Middlesex Vacant Land Condominium 816, relating to the property located at 537 Crestwood Drive, the proposed ~~attached~~, revised, by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone TO a Holding Residential R6 Special Provision h-( )*R6-2(*)) Zone;

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

i) an amendment to the registered Plan of Condominium 816 is required;
ii) warning clauses to be registered on title regarding noise and dust related to gravel pit and rehabilitation activities; and,
iii) warning clauses to be registered on title regarding possible noise impacts from the future realigned Commissioners Road East;

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., on behalf of the Middlesex Vacant Land Condominium 816;

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

- the recommended amendment is consistent with the 2020 Provincial Policy Statement 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 and requires resource extraction activities to be protected for long-term use and not hindered by incompatible development; and that resource extraction activities and sensitive residential development be appropriately separated from each other. A holding provision is recommended to ensure a new geotechnical study is required to establish the limit of development related to the slope hazard and evaluate the potential impacts of the future construction of the Commissioners Road West realignment; and to ensure a rehabilitation plan and site restoration plan have been completed for the adjacent aggregate resource extraction area;

- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, the Neighbourhoods Place Type, and Natural Resources; and,
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low-Density Residential designation and the Specific Area policies for Lands in the Vicinity of Byron Gravel Pits. (2022-D07)

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

Motion Passed (15 to 0)

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

That Item 9 (3.2), as amended, BE APPROVED.

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

Motion Passed (15 to 0)

13. (3.6) 1503 Hyde Park Road (Z-9425) (Relates to Bill No. 256)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by 2575707 Ontario Corp. (c/o Business Network Associates), relating to the property located at 1503 Hyde Park Road, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 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 (h-91*BDC1/BDC2) Zone TO a Holding Business District Commercial Special Provision (h-91*BDC1(_)/BDC2) Zone;

it being noted that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:
i) provide sufficient common outdoor amenity space based on the number of units proposed and/or provide detailed design and program solutions for the area;
ii) review alternative vehicular access arrangements as opposed to the shared vehicular access point with 1435 Hyde Park Road; and,
iii) consider additional landscaping and use of planters along this section of Hyde Park Road consistent with Urban Design’s first submission comments to ensure that planters are aligned parallel to the street with a 0.15m curb to clearly define the clearway;

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

· the project summary from M. Davis, Siv-ik; and,
· a communication dated May 26, 2022 from J. Haasen;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:
• M. Davis, Siv-ik Planning and Design, on behalf of Business Network Associates; and,
• J. Haasen, 70 Dissing Crescent;

it being further noted that the Municipal Council approves this application for the following reasons:
• the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
• the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, and the Main Street Place Type policies;
• the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation and is in keeping with the Hyde Park Community Plan and Urban Design Guidelines;
• the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
• the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary with an appropriate form of development. (2022-D09)

Motion made by: A. Hopkins
Seconded by: J. Fyfe-Millar

That Item 13 (3.6), BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, based on the application by 2575707 Ontario Corp. (c/o Business Network Associates), relating to the property located at 1503 Hyde Park Road, the proposed, ~~attached~~, revised by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on June 14, 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 (h-91*BDC1/BDC2) Zone TO a Holding Business District Commercial Special Provision (h-91*BDC1(_)/BDC2) Zone;

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

i) provide sufficient common outdoor amenity space based on the number of units proposed and/or provide detailed design and program solutions for the area;
ii) review alternative vehicular access arrangements as opposed to the shared vehicular access point with 1435 Hyde Park Road; and,
iii) consider additional landscaping and use of planters along this section of Hyde Park Road consistent with Urban Design's first submission comments to ensure that planters are aligned parallel to the street with a 0.15m curb to clearly define the clearway;

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

- the project summary from M. Davis, Siv-ik; and,
- a communication dated May 26, 2022 from J. Haasen;

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

- M. Davis, Siv-ik Planning and Design, on behalf of Business Network Associates; and,• J. Haasen, 70 Dissing Crescent;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;• the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, and the Main Street Place Type policies;• the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation and is in keeping with the Hyde Park Community Plan and Urban Design Guidelines;• the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,• the recommended amendment facilitates the development of a vacant, underutilized site within the Built-Area Boundary with an appropriate form of development. (2022-D09)

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

Motion Passed (15 to 0)

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

That Item 13 (3.6), as amended, BE APPROVED.

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

Motion Passed (15 to 0)

14. (3.7) 850 Highbury Avenue (OZ-9324) (Relates to Bill No. 240)

Motion made by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, based on the application by Old Oak Properties Inc., relating to the property located at 850 Highbury Avenue North, and with respect to housekeeping amendments to the approved London Psychiatric Hospital Secondary Plan, the proposed by-law appended to the staff report dated May 30, 2022 as Appendix ‘A’ BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to DELETE the London Psychiatric Hospital Secondary Plan in its entirety and ADOPT the London Psychiatric Hospital Secondary Plan, appended to the staff report dated May 30, 2022 as Appendix “A”, Schedule “1”;

it being noted that the specific policy changes to the existing London Psychiatric Hospital Secondary Plan, that will result from the deletion of the existing plan and the adoption of the new revised plan, are outlined in Appendix "B" of the above noted staff report;

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 individuals made verbal presentations at the public participation meeting held in conjunction with this matter:
- C. Kulchycki, Zelinka Priamo Ltd., on behalf of Old Oak Properties Inc.; and,
- K. Eby, GMPS representing JDA Investments Inc.;

it being further noted that the Municipal Council approves this application for the following reasons:
- the proposed Secondary Plan amendment is consistent with the Provincial Policy Statement (PPS), 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; and,
- the proposed official plan amendment conforms to the in-force polices of The London Plan, including but not limited to the Transit Village Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.. (2022-D09/R01)

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

That Item 14 (3.7) BE AMENDED to read as follows:

"That, on the recommendation of the Deputy City Manager, Planning and Economic Development, based on the application by Old Oak Properties Inc., relating to the property located at 850 Highbury Avenue North, and with respect to housekeeping amendments to the approved London Psychiatric Hospital Secondary Plan, the proposed ~~attached~~, revised, by-law (Appendix ‘A’) BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to DELETE the London Psychiatric Hospital Secondary Plan in its entirety and ADOPT the London Psychiatric Hospital Secondary Plan, appended to the staff report dated May 30, 2022 as Appendix “A”, Schedule “1”;

it being noted that the specific policy changes to the existing London Psychiatric Hospital Secondary Plan, that will result from

the deletion of the existing plan and the adoption of the new revised plan, are outlined in Appendix B of the above-noted staff report;

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 individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- C. Kulchycki, Zelinka Priamo Ltd., on behalf of Old Oak Properties Inc.; and,
- K. Eby, GMPS representing JDA Investments Inc.;

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

- the proposed Secondary Plan amendment is consistent with the Provincial Policy Statement (PPS), 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; and,• the proposed official plan amendment conforms to the in-force polices of The London Plan, including but not limited to the Transit Village Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.. (2022-D09/R01)"

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

Motion Passed (15 to 0)

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

That Item 14 (3.7), as amended, BE APPROVED.

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

Motion Passed (15 to 0)

8.3 7th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 7th Report of the Community and Protective Services Committee, BE APPROVED excluding items 3 (2.2), 15 (4.3) and 16 (4.4).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that Councillor J. Helmer disclosed a pecuniary interest in clause 4.3 of this Report, having to do with Short Term Accommodations - Proposed Amendments, by indicating that he has used Airbnb to rent out his home in the past.

Motion Passed

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

Motion made by: M. Cassidy

That the 3rd Report of the Accessibility Advisory Committee, from its meeting held on April 28, 2022, BE RECEIVED.

Motion Passed

4. (2.3) Single Source Procurement SS 2022-166 Base Station Replacement for Emergency Communications System

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager Enterprise Supports, with the concurrence of the Director of Emergency Management and Security Services, the following actions be taken, with respect to the staff report, dated May 31, 2022, related to a Single Source Procurement SS 2022-166 Base Station Replacement for Emergency Communications System:

a) the proposal submitted by PSPC Canada Systems Incorporated (formerly L3Harris Canada) for replacement of two (2) of the City's MASTR III base stations BE APPROVED, for the purchase price of $1,140,602.00 (HST excluded), in accordance with sections 14.4 d. and 14.4 e. of the Procurement of Goods and Services Policy;

b) the financing for the above-noted proposed lifecycle renewal capital works BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

c) the above-noted approval BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory terms and conditions with PSPC Canada Systems Incorporated (formerly L3Harris Canada) to the satisfaction of the City Solicitor's Office and entering a formal contract, agreement or having a purchase order relating to the subject matter of the approval set out above; and,

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the above-noted approval. (2022-P03)

Motion Passed

5. (2.4) Supply of Cold Bottled Beverages - RFP 2022-041 - Award of Contract (Relates to Bill No. 234)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to:

a) authorize and approve the Agreement, as appended to the above-noted staff report, between The Corporation of the City of London and PepsiCo Beverages Canada, to supply cold beverages at the City's two municipal golf courses and for the vending machines at City of London Arenas, Community Centres, Dearness Home, and City Hall, substantially in the form appended to the above-noted by-law, and satisfactory to the City Solicitor; and,

b) to authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2022-R05D)

Motion Passed

6. (2.5) Amended Agreement with London Symphonia for the Stewardship of the Former Orchestra London Music Library (Relates to Bill No. 235)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to:

a) authorize and approve an amended Stewardship Agreement between the City of London and London Symphonia for its exclusive use and custody of the City's Music Library; it being noted that the foregoing Stewardship Agreement is expected to be substantially in the form as appended to the above-noted by-law, however any amendments to this Stewardship Agreement are to be in a form acceptable to the City Solicitor's Office; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Stewardship Agreement upon The Corporation of the City of London negotiating terms and conditions with London Symphonia to the satisfaction of the City Solicitor's Office. (2022-D02)

Motion Passed

7. (2.7) Property Standards Related Demolitions (Relates to Bill No. 236)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated May 31, 2022, BE INTRODUCED at the Council meeting to be held on June 14, 2022, to approve the demolition of abandoned buildings with the municipal addresses of 150 Adelaide Street North, 9 Front Street and 20 Paddington Avenue under the Property Standards provisions of the Building Code Act; it being noted that the properties shall be cleared of all

identified buildings, structures, debris and refuse and left in a graded and levelled condition in accordance with the City of London Property Standards By-law and the Ontario Building Code Act. (2022-P10D)

Motion Passed

8. (2.8) Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) Approval of Ontario Transfer Payment Amending Agreement (Relates to Bill No. 237)

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the ~~attached~~ proposed by-law, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to:

a) approve the Ontario Transfer Payment Amending Agreement, as appended to the above-noted by-law, and satisfactory to the City Solicitor, between Her Majesty the Queen in the Right of Ontario, as represented by the Ministry of Municipal Affairs and Housing and The Corporation of the City of London;

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement; and,

c) delegate authority to the Deputy City Manager, Planning and Economic Development, or written designate, to authorize and approve such further and other documents, including an Investment Plan, and including agreements that may be required in furtherance of the above-noted Amending Agreement, and that do not require additional funding or are provided for in the City's current budget and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London, subject to prior review and approval by the Deputy City Manager, Planning and Economic Development and the City Solicitor;

it being noted that the communication, dated May 27, 2022, from K. Pagniello, M. Laliberte and T. Kiefer, Neighbourhood Legal Services, with respect to this matter, was received. (2022-S11)

Motion Passed

9. (2.10) Housing Stability Services - Single Source Procurements

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated May 31, 2022, related to Housing Stability Services - Single Source Procurements:

a) single source procurements BE APPROVED, at a total estimated cost of $2,150,000 (excluding HST), for the period of April 1, 2022, to March 31, 2023, with the opportunity to extend for four (4) additional one (1) year terms, to administer Housing Stability Services programs, as per The Corporation of the City of London Procurement Policy Section 14.4 d) and e); to the following providers:

- Unity Project for Relief of Homelessness - Hotel Response (SS-2022-157)

- CMHA Thames Valley Addiction & Mental Health Services - Holly's House (SS-2022-158)
- St. Leonard's Community Services – Project Home Baseline supports (SS-2022-159)
- London Cares Homeless Response Services- Veteran's Program (SS-2022-160)
- CMHA Thames Valley Addiction & Mental Health Services - Housing Stability Table Program (SS-2022-161)
- VHA Home Healthcare - Extreme Clean/Hoarding Program (SS-2022-162)

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

c) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreements with each program. (2022-S11)

Motion Passed

10. (2.11) 2019-2022 Multi-Sector Service Accountability Agreement Dearness Home Adult Day Program and the South West Local Health Integration Network - Declaration of Compliance - April 1, 2021 - March 31, 2022

Motion made by: M. Cassidy

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

Motion Passed

11. (2.6) Recreation and Sport Summer Program Updates

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report, dated May 31, 2022, with respect to Recreation and Sport Summer Program Updates, BE RECEIVED. (2022-R06)

Motion Passed

12. (2.9) Housing Stability for All Plan 2021 Update

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, and with the concurrence of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated

May 31, 2022, related to a Housing Stability for All Plan 2021 Update:

a) the Civic Administration BE DIRECTED to submit the Housing Stability for All Plan (HSAP) 2021 Update to the Ontario Ministry of Municipal Affairs and Housing as the annual update to the local homeless prevention and housing plan, in accordance with the Housing Services Act, 2011 (HSA);

b) the Civic Administration BE DIRECTED to circulate this report to stakeholders, agencies, and community groups including, but not limited to, Middlesex County, and the London Homeless Coalition; and,

c) the Civic Administration BE DIRECTED to circulate this report to the Strategic Priorities and Policy Committee to form part of the Housing Development Corporation, London's (HDC's) 2021 annual report to the Shareholder;

it being noted that the communication, dated May 27, 2022, from M. Laliberte and T. Kiefer, Neighbourhood Legal Services, with respect to this matter, was received. (2022-S11)

Motion Passed

13. (4.1) On the Wellbeing of Waterfowl and a Proposal to Resolve the Disservice of Ducks - D. Brunt

Motion made by: M. Cassidy

That the communication, as appended to the agenda, from D. Brunt, with respect to the Wellbeing of Waterfowl and a Proposal to Resolve the Disservice of Ducks, BE RECEIVED; it being noted that the Civic Administration will contact D. Brunt with respect to this matter. (2022-D14)

Motion Passed

14. (4.2) D. Devine - Affordable Housing Community Improvement Plan

Motion made by: M. Cassidy

That the delegation from D. Devine, with respect to the Affordable Housing Community Improvement Plan, BE RECEIVED. (2022-S11)

Motion Passed

17. (4.5) Deputy Mayor J. Morgan - Pandemic-Related Outdoor Patio Rules

Motion made by: M. Cassidy

The Civic Administration BE DIRECTED to review the temporary pandemic-related flexibility in business by-law regulations and report back to the appropriate standing committee on which provisions Municipal Council could consider making permanent; it being noted that the Civic Administration already has direction from Council to review zoning regulations on outdoor patio capacity and

that this could be achieved by a single comprehensive report back. (2022-S08)

Motion Passed

18. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at May 10, 2022, BE RECEIVED.

Motion Passed

3. (2.2) Updated By-laws for London and Middlesex Local Immigration Partnership (Relates to Bill No's. 232 and 233)

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 May 31, 2022, related to Updated By-laws for London and Middlesex Local Immigration Partnership:

a) the proposed by-law, as appended to the above-noted staff report, being “A by-law to amend By-law No. A.-7948-71, entitled ‘A by-law to authorize and approve the Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship Canada: London & Middlesex Local Immigration Partnership’ to reflect the current organizational structure and transfer delegation of authority”, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022; and,

b) the proposed by-law, as appended to the above-noted staff report, being “A by-law to amend By-Law No. A.-7958-94, entitled ‘A by-law to authorize and approve the Purchase of Service Agreement with WIL Counselling and Training for Employment: London & Middlesex Local Immigration Partnership’ to reflect the current organizational structure and transfer delegation of authority”, BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022. (2022-S15)

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

Recuse: (1): M. Salih

Motion Passed (14 to 0)

15. (4.3) Short-term Accommodations - Proposed Amendments (Relates to Bill No's. 239 and 243)

Motion made by: M. Cassidy

That on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated May 31, 2022 related to Short-term Accommodations – Licensing and Regulations:

a) the proposed by-law, as appended to the above-noted staff report BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to amend the Business Licensing By-law No. L.-131-16 entitled “A by-law to provide for the Licensing and Regulation of Various Businesses” to add a new Schedule, including definitions and fees, related to the Licensing of Short-term Accommodations; 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 June 14, 2022, to amend the Administrative Monetary Penalty System (AMPS) By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the category of Short-term Accommodations;

it being noted that the communication, dated May 10, 2022, from B. and M. Hopkins, with respect to this matter, was received. (2022-C01)

Motion made by: M. Cassidy
Seconded by: E. Peloza

That Item 15 (4.2) BE AMENDED to read as follows:

"That on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report dated May 31, 2022 related to Short-term Accommodations – licensing and regulations:

a) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to amend the Business Licensing By-law No. L.-131-16 entitled “A by-law to provide for the Licensing and Regulation of Various Businesses” to add a new Schedule, including definitions and fees, related to the Licensing of Short-term Accommodations; and;

b) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022, to amend the Administrative Monetary Penalty System (AMPS) By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the category of Short-term Accommodations;

it being noted that the communication, dated May 10, 2022, from B. and M. Hopkins, with respect to this matter, was received."

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

Nays: (1): M. van Holst

Recuse: (1): J. Helmer

Motion Passed (13 to 1)

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

That the amendment, be further amended to have the by-law come in to force and effect on September 6, 2022.

Pursuant to section 11.6 of the Council Procedure By-law, the motion moved by Councillor S. Lewis and seconded by Councillor M. Cassidy is, at the joint request of the mover and seconder and with the consent of the Council, withdrawn.

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

That Item 15 (4.2), as amended, BE APPROVED.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (2): M. van Holst, and S. Turner

Recuse: (1): J. Helmer

Motion Passed (12 to 2)

16. (4.4) Deputy Mayor J. Morgan - Supporting More Licensed Childcare Spaces

Motion made by: M. Cassidy

That the Civic Administration BE DIRECTED to provide a report related to options to increase the accessibility and number of licensed child care spaces as part of the implementation of the Canada-Wide Early Learning and Child Care Agreement, to the appropriate standing committee; it being noted that increased affordability is expected to lead to increased demand for limited licensed child care spaces. (2022-S07)

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

Recuse: (1): P. Van Meerbergen

Motion Passed (14 to 0)

8.4 9th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 9th Report of the Strategic Priorities and Policy Committee, BE APPROVED, excluding items 11 (4.1) and 12 (4.2).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that the following pecuniary interests were disclosed:

a. Councillor J. Morgan discloses a pecuniary interest in clause 4.2 of this Report, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer;

b. Councillor J. Helmer discloses a pecuniary interest in clause 4.2 of this Report, having to do with appointments to Western University Board of Directors, by indicating that Western University is his employer; and,

c. Councillor M. Salih discloses a pecuniary interest in Clause 4.1 of this Report, specific to Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery, by indicating that he works for the Federal Government.

Motion Passed

2. (2.1) Development Charge Planning Horizon Policy Review

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, a 15-year planning horizon BE ENDORSED as part of the preparation and completion of the development charges ‘soft service’ master plans and 2025 Development Charges Background Study; it being noted that a 20-year planning horizon will be maintained for ‘hard service’ components.

Motion Passed

3. (2.2) Development Charge Stormwater Management Land Payment Trigger Policy Review

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, the development charge stormwater management land payment trigger threshold for future stormwater management land acquisition BE DISCONTINUED effective July 31, 2022; it being noted that payment will now occur at the time of agreement execution.

Motion Passed

4. (2.3) Inventory of Current Actions Addressing Core Area Land and Building Vacancy

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated June 7, 2022,

with respect to the Inventory of Current Actions addressing Core Area Land and Building Vacancy, BE RECEIVED.

Motion Passed

5. (2.5) London Community Recovery Network – Update on Municipally Funded and Community Initiatives

Motion made by: J. Morgan

That, on the recommendation of the City Manager, the staff report titled London Community Recovery Network – Update on Municipally Funded and Community Initiatives for BE RECEIVED for information.

Motion Passed

6. (2.6) London Economic Development Corporation (LEDC) Activity Update 2021

Motion made by: J. Morgan

That the London Economic Development Corporation Activity Update 2021 BE RECEIVED for information.

Motion Passed

7. (2.7) 5th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee

Motion made by: J. Morgan

That the 5th Report of the Diversity, Inclusion and Anti-Oppression Advisory Committee from its meeting held on April 21, 2022 BE RECEIVED.

Motion Passed

8. (2.4) Core Area Action Plan: 2022 One-Time Program Enhancements

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the Deputy City Manager, Planning and Economic Development, and the Deputy City Manager, Social and Health Development, the following actions be taken:

a) the staff report dated June 7, 2022 entitled “Core Area Action Plan: 2022 One-Time Program Enhancements”, including its appendices, BE RECEIVED; and,

b) the enhancements to the Core Area Action Plan detailed in “Appendix ‘A’ of the staff report, 2022 One-Time Program Enhancements” BE APPROVED at a total estimated cost of $1,055,000.00, with the funding to be sourced from the Operating Budget Contingency Reserve;

it being noted that the Strategic Priorities and Policy received a communication dated June 2, 2022 from C. Butler with respect to this matter.

Motion Passed

9. (3.1) London Hydro Inc. - 2021 Annual General Meeting of the Shareholder Annual Resolutions (Relates to Bill No. 238)

Motion made by: J. Morgan

That the following actions be taken with respect to London Hydro Inc.:

a) the recommendation of the City Manager, the proposed by-law as appended to the staff report dated June 7, 2022 as Appendix “A” entitled “A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc.” BE INTRODUCED at the Municipal Council meeting to be held June 14, 2022;

b) the presentation by V. Sharma, CEO and G. Valente, Board Chair, London Hydro Inc., including the ~~attached~~ revised slide 5, BE RECEIVED;

c) the 2021 Annual Report on Finance BE RECEIVED;

d) the communication from London Hydro Inc. regarding the Election of Directors BE RECEIVED; and,

e) Class l Directors, Gabe Valente and Jack Smit, whose terms are expiring, BE APPOINTED to the Board of London Hydro Inc.

Motion Passed

10. (3.2) 2023 Growth Management Implementation Strategy (GMIS) Update

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development regarding the implementation of the London Plan growth management policies applicable to the financing of growth-related infrastructure works, the following actions be taken:

a) the 2023 Growth Management Implementation Strategy Update BE APPROVED as appended to the staff report dated June 7, 2022 in Appendix ‘B’; it being noted that:

i. Stoney Creek SWM 7.1 will be rescheduled from 2023 to 2025;
ii. Stoney Creek SWM 8 will be rescheduled from 2023 to 2025;
iii. Stoney Creek SWM 10 will be rescheduled from 2025 to 2027;
iv. $1.5 million of the Kilally Road project will be rescheduled from 2030 to 2023;
v. North Lambeth SWM P2 – North will be rescheduled from 2023 to 2025;
vi. Thornicroft Drain Improvements will be rescheduled from 2026 to 2024; and,
vii. project design work for North Lambeth SWM P2 – North, North Lambeth SWM P2 – South and Thornicroft Drain Improvements will commence in 2023;

b) the Capital Budget BE ADJUSTED to reflect the timing changes associated with the projects noted in clause (a) above;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:
· M. Wallace, Executive Director, London Development Institute (LDI)

Motion Passed

13. (5.1) Recruitment for the London and Middlesex Community Housing

Motion made by: J. Morgan

That the application process BE RE-ADVERTISED to allow for additional outreach for applicants for the 2 vacant positions for the Board of Directors for the London and Middlesex Community Housing; it being noted that the Strategic Priorities and Policy Committee received a communication dated May 30, 2022 from P. Chisholm, Chief Executive Officer, London & Middlesex Community Housing with respect to this matter.

Motion Passed

11. (4.1) London Community Recovery Network – Recovery Funding Business Cases

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated June 7, 2022 with respect to the London Community Recovery Network (LCRN) – Recovery Funding Business Cases, the following actions be taken:

a) LCRN Business Cases: A through D BE RECEIVED;

b) the following funding requests BE APPROVED:

i) Business Case #1: Propel: Moving Business Forward;
ii) Business Case #2: Recognition of Micro-Credentials Among Employers in the London Area;
iii) Business Case #3: Centre Stage Patio Grant; and,
iv) Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery

c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required by the City Solicitor, to implement the approved noted in part b) above;

it being noted that Municipal Council authorized $10 million to support social and economic recovery measures, and $3.7 million was previously approved for LCRN ideas led by the City of London and partners, leaving $6.3 million still available to be allocated;

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

a communication dated May 27, 2022 from B. Mejia, Executive Director, Argyle BIA;

a communication dated May 25, 2022 from D. Szpakowski, CEO and General Manager, Hyde Park Business Improvement Association;
a communication dated May 30, 2022 from J. Pastorius, Manager, Old East Village BIA;
a communication dated June 1, 2022 from B. Maly, Executive Director, Downtown London.

Motion made by: J. Morgan

Motion to approve clause 4.1, excluding Business Case #4:

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated June 7, 2022 with respect to the London Community Recovery Network (LCRN) – Recovery Funding Business Cases, the following actions be taken:

a) LCRN Business Cases: A through D BE RECEIVED;

b) the following funding requests BE APPROVED:

i) Business Case #1: Propel: Moving Business Forward;
ii) Business Case #2: Recognition of Micro-Credentials Among Employers in the London Area;
iii) Business Case #3: Centre Stage Patio Grant; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required by the City Solicitor, to implement the approved noted in part b) above;

it being noted that Municipal Council authorized $10 million to support social and economic recovery measures, and $3.7 million was previously approved for LCRN ideas led by the City of London and partners, leaving $6.3 million still available to be allocated;

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

a communication dated May 27, 2022 from B. Mejia, Executive Director, Argyle BIA;
a communication dated May 25, 2022 from D. Szpakowski, CEO and General Manager, Hyde Park Business Improvement Association;
a communication dated May 30, 2022 from J. Pastorius, Manager, Old East Village BIA;
a communication dated June 1, 2022 from B. Maly, Executive Director, Downtown London.
Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, J. Fyfe-Millar, and S. Hillier

Motion Passed (15 to 0)

Motion made by: J. Morgan

Motion to approve Clause 4.1 - Business Case #4:

iv) Business Case #4: Talent Attraction and Labour Force Growth for Sustainable Economic Recovery;

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

Recuse: (1): M. Salih

Motion Passed (14 to 0)

12. (4.2) Consideration of Appointment to Western University Board of Governors

Motion made by: E. Peloza

That the following BE APPOINTED to Western University Board of Governors for the term July 1, 2022 to June 30, 2026:

Lori Higgs
Marlene McGrath

it being noted that the Strategic Priorities and Policy Committee received a communication dated June 3, 2022 from R. Konrad, Chair and K. Gibbons, Vice-Chair, Board of Governors, Western University with respect to this matter.

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

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

Motion Passed (13 to 0)

8.5 9th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 9th Report of the Corporate Services Committee, BE APPROVED, excluding items 4 (2.3) and 6 (4.1).

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

Motion Passed (15 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) Corporate Mileage Rate Change

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the corporate mileage rate BE APPROVED at fifty-nine cents per kilometre from fifty cents per kilometre effective July 1, 2022.

Motion Passed

3. (2.2) 2021 Annual Update on Budweiser Gardens

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2021 Annual Report on Budweiser Gardens as appended to the staff report dated May 30, 2022, BE RECEIVED for information.

Motion Passed

5. (2.4) Issuance of Technology Equipment to Council Members (Relates to Bill No. 242)

Motion made by: S. Lewis

That, on the recommendation of the City Clerk and with the concurrence of the Director, Information Technology Services, the proposed by-law as appended to the staff report dated May 30, 2022 as Appendix “A" BE INTRODUCED at the Municipal Council meeting to be held on June 14, 2022 to amend By-law No. CPOL.-68-300 being “Issuance of Technology Equipment to Council Members”, as amended, by deleting Schedule “A” in its entirety, and replacing it with the ~~attached~~ new Schedule “A”.

Motion Passed

7. (5.1) Application - Issuance of Proclamation - Never Give Up Day

Motion made by: S. Lewis

That the application for the Issuance of Proclamation "Never Give Up Day" BE RECEIVED and NO ACTION be taken.

Motion Passed

4. (2.3) Standing Committee Meetings and Annual Meeting Calendar

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the annual meeting calendar for the period January 1, 2023 to December 31, 2023 as appended to the staff report dated May 30, 2022 as Appendix “A”, BE APPROVED; it being understood that adjustments to the calendar may be required from time to time in order to accommodate special/additional meetings or changes to governing legislation.

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

That the proposed Standing Committee Meetings and Annual Meeting Calendar BE REFERRED back to the Civic Administration in order to incorporate additional meetings of the Planning and Environment Committee into the proposed calendar.

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

Nays: (1): S. Lehman

Absent: (1): M. Cassidy

Motion Passed (13 to 1)

6. (4.1) Consideration of Appointment to the Ecological Community Advisory Committee

Motion made by: S. Lewis

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

Patricia Almost
Girsh Sankar

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

Motion Passed (15 to 0)

9. Added Reports

9.1 9th Report of Council in Closed Session

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

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 134 Wellington Road, further described as Part of Lot 25, Front Concession, Geographic Township of Westminster, being Part 1, Plan 33R-6721, being all of PIN 08358-0003 (LT), containing an area of approximately 5,069 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 Goran Mamika (the “Vendor”), to sell the subject property to the City, for the sum of $650,000.00 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: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (13 to 1)

10. Deferred Matters

None.

11. Enquiries

Councillor S. Turner enquires with respect to the press release related to the Thames Pool, it's closure for the season, and next steps. The Deputy City Manager, Neighbourhood and City-wide Services, provides information about the next steps for repair, potential repair costs, and options for summer use at alternate facilities.

12. Emergent Motions

12.1 Renaming of City of London Amenities - Mayor E. Holder, Deputy Mayor J. Morgan, Councillors E. Peloza and S. Lewis

At 6:20 PM, His Worship the Mayor places Councillor J. Morgan in the Chair.

At 6:52 PM, His Worship the Mayor resumes the Chair.

Motion made by: E. Peloza
Seconded by: S. Lewis

That pursuant to section 20.2 of the Council Procedure By-law leave be given for the introduction of a motion with respect to the removal of Trooper Mark Wilson's name from all City of London amenities and the City's website.

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

Motion Passed (15 to 0)

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

That the following actions be taken with respect to the naming of City of London amenities:

a) the Civic Administration BE DIRECTED to identify all instances where Trooper Mark Wilson's name has been used on City amenities, including the park at 2070 Wallingford Avenue and the commemoration in the area of Hale and Trafalgar, and to begin removing his name in every instance; and,

b) the Civic Administration BE DIRECTED to subsequently begin the process of renaming the above-noted amenities, including consultation with residents and community members in all affected areas.

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

Nays: (1): P. Van Meerbergen

Motion Passed (14 to 1)

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

That the emergent motion BE AMENDED by adding the following new part c):

"c) the Civic Administration be DIRECTED to begin a comprehensive review to identify all instances where City streets and amenities have been named for specific individuals to determine if any of these places warrant re-naming under current policies."

Pursuant to section 11.6 of the Council Procedure By-law, the motion moved by Councillor M. Cassidy and seconded by Councillor A. Hopkins is, at the joint request of the mover and seconder and with the consent of the Council, withdrawn.

13. By-laws

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

That Introduction and First Reading of Bill No.'s 231 to 256, excluding Bill No.'s 232, 233, 239 and 243, and including the revised Bill No.'s 240, 254 and 256, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Second Reading of Bill No'.s 231 to 256, excluding Bill No.'s 232, 233, 239 and 243, and including the revised Bill No.'s 240, 254 and 256, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Third Reading and Enactment of Bill No.'s 231 to 256, excluding Bill No.'s 232, 233, 239 and 243, and including the revised Bill No.'s 240, 254 and 256, BE APPROVED.

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

Motion Passed (15 to 0)

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

That Introduction and First Reading of the Bill No.'s 232 and 233, BE APPROVED.

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

Recuse: (1): M. Salih

Motion Passed (14 to 0)

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

That Second Reading of the Bill No.'s 232 and 233, BE APPROVED.

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

Recuse: (1): M. Salih

Motion Passed (14 to 0)

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

That Third Reading and Enactment of the Bill No.'s 232 and 233, BE APPROVED.

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

Recuse: (1): M. Salih

Motion Passed (14 to 0)

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

That Introduction and First Reading of the revised Bill No.'s 239 and 243, BE APPROVED.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (2): M. van Holst, and S. Turner

Recuse: (1): J. Helmer

Motion Passed (12 to 2)

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

That Second Reading of the revised Bill No.'s 239 and 243, BE APPROVED.

Yeas: (12): Mayor E. Holder, S. Lewis, M. Salih, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (2): M. van Holst, and S. Turner

Recuse: (1): J. Helmer

Motion Passed (12 to 2)

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

That Third Reading and Enactment of the revised Bill No.'s 239 and 243, BE APPROVED.

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

Nays: (1): M. van Holst

Recuse: (1): J. Helmer

Motion Passed (13 to 1)

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

That Introduction and First Reading of Added Bill No. 257, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (13 to 1)

Motion made by: J. Helmer
Seconded by: A. Hopkins

That Second Reading of Added Bill No. 257, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (13 to 1)

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

That Third Reading and Enactment of Added Bill No. 257, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Recuse: (1): S. Turner

Motion Passed (13 to 1)

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

Bill No. 231	By-law No. A.-8249-156 - A by-law to confirm the proceedings of the Council Meeting held on the 14th day of June, 2022. (City Clerk)
Bill No. 232	By-law No. A.-7948(a)-157 - A by-law to amend By-law No. A.-7948-71, being “A by-law to authorize and approve the Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship Canada: London & Middlesex Local Immigration Partnership” to reflect the current organizational structure and transfer delegation of authority. (2.2a/7/CPSC)
Bill No. 233	By-law No. A.-7958(a)-158 - A by-law to amend By-law No. A.-7958-94, being “A by-law to authorize and approve the Purchase of Service Agreement with WIL Counselling and Training for Employment: London & Middlesex Local Immigration Partnership” to reflect the current organizational structure and transfer delegation of authority (2.2b/7/CPSC)
Bill No. 234	By-law No. A.-8250-159 - A by-law to authorize and approve an Agreement between The Corporation of the City of London and PepsiCo Beverages Canada to supply cold beverages at the City’s two municipal golf courses and for the vending machines at City of London Arenas, Community Centres, Dearness Home, and City Hall, substantially in the form attached and satisfactory to the City Solicitor and to authorize the Mayor and the City Clerk to execute the Agreement. (2.4/7/CPSC)
Bill No. 235	By-law No. A.-8251-160 - A by-law to authorize and approve a Stewardship Agreement between The Corporation of the City of London and London Symphonia for its exclusive use and custody of the City’s Music Library; and to authorize the Mayor and the City Clerk to execute the Stewardship Agreement (2.5/7/CPSC)
Bill No. 236	By-law No. A.-8252-161 - A by-law to approve demolition of abandoned building with municipal address of 150 Adelaide Street North; 9 Front Street; and 20 Paddington Avenue under the Property Standards provisions of the Building Code Act. (2.7/7/CPSC)
Bill No. 237	By-law No. A.-8253-162 - A by-law to approve the Ontario Transfer Payment Amending Agreement for the Canada-Ontario Community Housing Initiative (CHOCI) and the Ontario Priorities Housing Initiative (OPHI) with the Ministry of Municipal Affairs and Housing. (2.8/7/CPSC)
Bill No. 238	By-law No. A.-8254-163 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London Hydro Inc. (3.1/9/SPPC)
Bill No. 239	By-law No. A-54-22011 - 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 provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the category of Short-term Accommodations (4.3b/7/CPSC)
Bill No. 240	By-law No. C.P.-1512(bk)-164 - A by-law to amend the Official Plan for the City of London, 2016 relating to The London Psychiatric Hospital Secondary Plan. (3.7/11/PEC)

Bill No. 241	By-law No. C.P.-1579-165 - A by-law to exempt from Part-Lot Control, lands located at 890 Upperpoint Avenue, legally described as Block 141 in Registered Plan 33M-754 and Block 42 in Registered Plan 33M-810. (2.2/11/PEC)
Bill No. 242	By-law No. CPOL.-68(b)-166 - A by-law to amend By-law No. CPOL.-68-300 being “Issuance of Technology Equipment to Council Members” to delete Schedule “A” and replace it with a new Schedule “A”. (2.4/9/CSC)
Bill No. 243	By-law No. L.-131(f)-167 - A by-law to amend By-law No. L.-131-16, as amended, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”. (4.3a/7/CPSC)
Bill No. 244	By-law No. S.-6183-168 - A by-law to stop up and close the east stub of Upper Canada Crossing north of Raleigh Boulevard. (2.3/8/CWC)
Bill No. 245	By-law No. S.-6184-169 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Colonel Talbot Road north and south of Highway 402) (Chief Surveyor – City-owned lands that require dedication at the present time as a precursor to a transfer of said lands to the Ministry of Ontario)
Bill No. 246	By-law No. S.-6185-170 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Queens Avenue west of Adelaide Street North) (Chief Surveyor – for road widening purposes on Queens Ave that require dedication at the present time)
Bill No. 247	By-law No. S.-6186-171 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Richmond Street south of Kent Street) (Chief Surveyor – for road widening purposes registered as ER1240143 pursuant at B.052/18 and in accordance with Z.-1)
Bill No. 248	By-law No. S.-6187-172 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Commissioners Road West, west of Halls Mill Road) (Chief Surveyor – for road widening purposes pursuant to SPA17-024)
Bill No. 249	By-law No. S.-6188-173 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Highbury Avenue North, north of Wilton Avenue) (Chief Surveyor – for road dedication purposes pursuant to SPC18-081)
Bill No. 250	By-law No. W.-5686-174 - A by-law to authorize the Colonel Talbot Road 2 Lane Upgrade (Project TS1329) (2.7/7/CWC)
Bill No. 251	By-law No. W.-5687 -175 - A by-law to authorize the SWM Facility – London Psychiatric Hospital (LPH) (Project ESSWM-LPH) (2.7/7/CWC)
Bill No. 252	By-law No. Z.-1-223031 - A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3195 White Oak Road. (2.3/11/PEC)

Bill No. 253	By-law No. Z.-1-223032 - A by-law to amend By-law No. Z.-1 to change a definition which would apply City-wide. (3.1/11/PEC)
Bill No. 254	By-law No. Z.-1-223033 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 537 Crestwood Drive. (3.2/11/PEC)
Bill No. 255	By-law No. Z.-1-223034 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 258 Richmond Street. (3.4/11/PEC)
Bill No. 256	By-law No. Z.-1-223035 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1503 Hyde Park Road. (3.6/11/PEC)
Bill No. 257	By-law No. A.-8255-176 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Goran Mamika, for the acquisition of the property located at 134 Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/9/CSC)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 7:06 PM.

_____

Ed Holder, Mayor

_____

Michael Schulthess, City Clerk

Bill No. 243
2022

By-law No. L.-131(f)-167

A by-law to amend By-law No. L.-131-16, as amended, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”.

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

AND WHEREAS section 23.2 of the *Municipal Act, 2001* permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS the Council for the City of London considers it necessary and desirable for the public to regulate the licensing of short-term accommodations for the purpose of protecting the health and safety of persons using short-term accommodations, for ensuring that short-term accommodations do not create a nuisance to the surrounding properties and neighbourhoods, and to protect the residential amenity, character, and stability of residential areas;

AND WHEREAS it is deemed expedient to amend By-law No. L.-131-16, as amended, entitled “A by-law to provide for the Licensing and Regulation of Various Businesses”, passed on December 12, 2017;

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

1. The Business Licensing By-law L.-131-16 is amended by adding the attached “Short-term Accommodation” as a new Schedule 21 to the Business Licensing By-law.

2. The Business Licensing By-law L.-131-16, Schedule 1, “Business License Fees” is amended by adding the new category “Short-Term Accommodation Provider” and by adding an Annual License Fee of $175.00

3. The Business Licensing By-law L.-131-16, Schedule 1, “Business License Fees” is amended by adding the new category “Short-Term Accommodation Broker” and by adding an Annual License Fee of $1000.00

4. This by-law shall come into force and effect on October 1, 2022.

PASSED in Open Council on June 14, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – June 14, 2022
Second Reading – June 14, 2022
Third Reading – June 14, 2022

Schedule 21
SHORT-TERM ACCOMMODATIONS

1.0 DEFINITIONS:

"Dwelling" means one or more habitable rooms designed, occupied, or intended to be occupied as living quarters.

"Person" includes a corporation.

"Resident Address" means the place at which an individual habitually sleeps, eats, keeps their personal effects, and has a regular place of lodging; an individual may have only one Resident Address.

"Short-term Accommodation" means a temporary accommodation in all or part of a Dwelling that is provided for 29 consecutive days or less in exchange for payment including a bed and breakfast, but not including a hotel, motel, inn, resort, hostel, lodging house, or rooming house.

"Short-term Accommodation Broker" means any individual, partnership, or corporation that, for compensation, markets and brokers the booking, reservation, or rental, of a Short-term Accommodation on behalf of a Short-term Accommodation Provider by means of a website or digital application.

"Short-term Accommodation Provider" means an individual who, for compensation, makes available Short-term Accommodation, but does not include a Short-term Accommodation Broker. For purposes of this definition, this does not include a corporation or partnership.

2.0 LICENCE CATEGORIES

2.1 The following categories of licenses are established:

(a) Short-term Accommodation Provider Licence, and;

(b) Short-term Accommodation Broker Licence.

3.0 POWERS OF THE LICENCE MANAGER

3.1 In addition to any other power, duty, or function prescribed in this By-law, the Licence Manager may, under this Schedule.

(a) Prescribe the manner, form, content, and inspection protocol for records to be kept by the Short-term Accommodation Provider and by the Short-term Accommodation Broker;

(b) Prescribe the form and content of municipal information that is to be provided, displayed, and made available by the Short-term Accommodation Provider, and by the Short-term Accommodation Broker;

(c) Prescribe operational regulations regarding potential public nuisance, health and safety, and property standards matters for the Short-term Accommodation Provider, and for the Short-term Accommodation Broker.

4.0 EXCLUSIONS

4.1 For greater certainty, the following are not considered as Short-Term Accommodation for the purposes of this Schedule:

(a) accommodation provided by:

(i) a hotel; motel; inn; resort; hostel; lodging house; or rooming house;

(ii) a university or college of applied arts and technology and post-secondary institution;

(iii) a hospital under the Public Hospitals Act and every private hospital operated under the authority of a licence issued under the Private Hospitals Act;

(iv) a long-term care home as defined in subsection 2(1) of the Long-Term Care Homes Act, 2007;

(v) a treatment centre that receives provincial aid under the Ministry of Community and Social Services Act;

(vi) a house of refuge, or lodging for the reformation of offenders;

(vii) a charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency;

(viii) a hotel or motel room used by the City or its agents for shelter accommodation purposes;
(ix) a campground, tourist camp, or trailer park;
(x) employers to their employees in premises operated by the employer.

5.0 APPLICATION FOR SHORT-TERM ACCOMODATION PROVIDER LICENCE

5.1 In addition to all of the requirements set out in this By-law, every application for a Short-Term Accommodation Provider Licence shall include the following:

(a) the Applicant's sworn declaration, satisfactory to the Licence Manager:
  (i) attesting that the Applicant is an individual (and not a corporation);
  (ii) attesting that the Applicant is at least eighteen (18) years of age;
  (iii) stating the municipal address where the Short-term Accommodation will be operated;
  (iv) attesting that the municipal address where the Short-term Accommodation will be operated is also the Resident Address of the Applicant;
  (v) stating the number of units, and the number of bedrooms, that will be offered as Short-term Accommodations that will be operated by the Applicant;
  (vi) including a copy of government-issued identification showing the Applicant's Resident Address, and;
  (vii) attesting that the Short-term Accommodation complies with all applicable laws, regulations, and by-laws, including the Zoning By-law, the Property Standards By-law, the Fire Protection and Prevention Act, and The Building Code Act.
(b) where the Applicant owns the Dwelling in which the Short-term Accommodation is located, provide proof satisfactory to the Licence Manager that the Applicant owns the Dwelling;
(c) where the Applicant is a tenant in the Dwelling in which the Short-term Accommodation is located, provide proof satisfactory to the Licence Manager that the owner of the Dwelling permits the operation of the Short-term Accommodation;
(d) where the Applicant owns or is a tenant in a Dwelling that is a condominium unit, provide proof satisfactory to the Licence Manager that the condominium board permits the operation of a Short-term Accommodation in the condominium unit;
(e) the email address of the Applicant;
(f) original documents from the issuing agency outlining the results of a Criminal Record and Judicial Matters Check, dated less than ninety (90) days prior to the date of application, and satisfactory to the Licence Manager;
(g) payment of any other applicable fees, taxes, outstanding Administrative Monetary Penalties or invoices;
(h) an insurance certificate demonstrating general liability insurance for the operations of the proposed Short-term Accommodation against claims filed against the applicant with respect to bodily injury, including personal injury and death, and property damage with a per occurrence limit of at least $5,000,000;
(i) the Applicant will provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and conditional on a Licence being issued;
(j) if an agent is making the application on behalf of an Applicant, they must provide written proof satisfactory to the Licence Manager that the agent has been delegated the authority to act as the Applicant's agent, and;
(k) any other information, affidavits or documents reasonably required by the Licence Manager.

6.0 APPLICATION FOR SHORT-TERM ACCOMMODATION PLATFORM LICENCES

6.1 In addition to all of the requirements set out in this By-law, every application for a Short-Term Accommodation Broker Licence shall include the following:

(a) if the Applicant is a corporation, an updated certified copy of an annual return with a list of shareholders of the corporation;

(b) if the Applicant is an individual, original documents from the issuing agency outlining the results of a Criminal Record and Judicial Matters Check, dated less than ninety (90) days prior to the date of application, and satisfactory to the Licence Manager;

(c) if the Applicant is an individual, proof that the Applicant is at least eighteen (18) years of age;

(d) the address of a place of business in the Province of Ontario, which is not a post office box, to which the Licence Manager may send any notice or documentation or communication that may be required under this By-law and at which the Applicant or the Applicant's agent will accept receipt of such notice, documentation or communication;

(e) the name, telephone number and email address of a designated representative;

(f) if an agent is making the application on behalf of an Applicant, they must provide written proof satisfactory to the Licence Manager that the agent has been delegated the authority to act as the Applicant's agent;

(g) an insurance certificate demonstrating general liability insurance for the operations of the proposed Short-term Accommodation Broker against claims filed against the applicant with respect to bodily injury, including personal injury and death, and property damage with a per occurrence limit of at least $5,000,000;

(h) the Applicant will provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and conditional on a Licence being issued, and;

(i) any other information, affidavits or documents reasonably required by the Licence Manager.

7.0 CONDITIONS TO HOLD A LICENCE

7.1 In addition to all the requirements set out in this By-law, every holder of a Short-term Accommodation Provider Licence is subject to the following conditions of obtaining and continuing to hold a licence:

(a) shall ensure that the municipal address of the Short-term Accommodation is also the Resident Address of the Short-term Accommodation Provider;

(b) shall ensure that Short-term Accommodation is provided at the same municipal address for which the Short-term Accommodation Provider Licence was issued;

(c) shall not operate more than two Short-term Accommodations

(d) shall not offer more than five bedrooms as Short-term Accommodation;

(e) shall post and include the valid Short-term Accommodation Provider Licence number in a conspicuous place and within any medium or material used to market, advertise, or broker the Short-term Accommodation;

(f) shall provide to every guest staying in the Short-term Accommodation a local emergency contact of a person available during the guest's entire rental period;

(g) shall post any and all "Fire Safety" material, provided by the London Fire Department, within the Short-term Accommodation at the locations and in the manner specified;

(h) where a Short-term Accommodation Broker is not used, shall promptly issue an invoice, contract, receipt, or similar document to all guests that includes the Short-term Accommodation Provider's valid licence number, the nightly and total price charged for each individual rental including any Municipal Accommodation Tax, and any other information prescribed by the Licence Manager;

(i) shall maintain insurance as required under section 5.1 of this Schedule, and file with the Licence Manager at least five (5) days prior to the expiry date of any current insurance policy an insurance renewal policy or certificate of insurance, and;

(j) shall provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager.

7.2 In addition to all the requirements set out in the By-law, every holder of a Short-term Accommodation Broker Licence is subject to the following conditions of obtaining and continuing to hold a license:

(a) shall include in a conspicuous place on every listing of a Short-term Accommodation, the current and valid Short-term Accommodation Provider licence number issued with respect to the Short-term Accommodation;

(b) shall maintain insurance as required under section 6.1 of this Schedule, and file with the Licence Manager at least five (5) days prior to the expiry date of any current insurance policy an insurance renewal policy or certificate of insurance;

(c) shall provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and;

(d) shall issue an invoice, contract, receipt, or similar document to all guests that includes the Short-term Accommodation Provider's Licence number, the nightly and total price charged for each individual rental, including any Municipal Accommodation Tax, and any other information reasonably required by the Licence Manager.

8.0 PROHIBITIONS

8.1 No Person shall own or operate a Short-term Accommodation without holding a current valid Short-term Accommodation Provider Licence issued under this By-law.

8.2 No Person shall operate as a Short-term Accommodation Broker without holding a Short-term Accommodation Broker Licence issued under this By-law.

8.3 No Person shall operate, advertise, broker, carry on the business of, or permit the operation, advertising, brokering or carrying on the business of a Short-term Accommodation in a Dwelling unless it is the Person's Resident Address.

8.4 No Person licensed as a Short-term Accommodation Provider shall operate, advertise, broker, carry on the business of, or permit the operation, advertising, brokering, licensing, or carrying on the business of more than two Short-term Accommodations at the same time.

8.5 No Person shall advertise, provide, broker, or market a Short-term Accommodation without prominently displaying the Short-term Accommodation Provider Licence number issued with respect to the Short-term Accommodation.

8.6 No Person shall advertise or offer Short-term Accommodation at a municipal address that is not the Resident Address of the Short-term Accommodation Provider.

8.7 No Person who advertises a Short-term Accommodation that is not in compliance with this By-law shall fail to forthwith cease to so advertise, and remove such advertising.

8.8 No Person who operates a Short-term Accommodation shall use the services of a Short-term Accommodation Broker that is not licensed in accordance with this By-law.

8.9 No Short-term Accommodation Provider and no Short-term Accommodation Broker shall:

(a) book or reserve more than two (2) unrelated or unassociated individuals as separate guests at the same Short-term Accommodation at the same time;

(b) offer or provide more than 5 bedrooms as Short-term Accommodations at the same Dwelling at the same time;

(c) contravene or fail to comply with a term or condition of their Licence imposed under this By-law; or

(d) operate or advertise a Short-term Accommodation while the Licence issued under this By-law is under suspension.

8.10 No Short-term Accommodation Broker shall advertise a Short-term Accommodation without prominently displaying the Short-term Accommodation Provider Licence number issued with respect to the Short-term Accommodation.

Bill No. 239
2022

By-law No. A-54-22011

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 provide for an amended Penalty Schedule “A-5” for the Business Licensing By-law for the category of Short-term Accommodations.

WHEREAS section 434.1 of the *Municipal Act* authorizes the City to require a person, subject to conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality;

AND WHEREAS the Municipal Council considers it desirable to enforce and seek compliance with the designated by-laws, or portions of those by-laws, through the Administrative Monetary Penalty System;

AND WHEREAS the Municipal Council on June 25, 2019 passed By-law No. A-54, being “A by-law to implement an Administrative Monetary Penalty System in London;”

AND WHEREAS the Municipal Council deems it appropriate to amend Bylaw No. A-54 with respect to Schedule “A-5” for the category of Short-term Accommodations.

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

1. That Schedule “A-5” of By-law No. A-54, being the Penalty Schedule for Business Licensing By-law be amended to include the following rows, after row 154:

Column 1 Item #	Column 2 Short Form Wording	Column 3 Designated Provision	Column 4 Administrative Penalty Amount ($)
155	Operate without a current valid Short-term Accommodation Provider licence.		500.00
156	Contravene or fail to comply with By-law regulation – to wit		300.00
157	Contravene or fail to comply with administrative regulation – to wit		300.00
158	Operate without a current valid Short-term Accommodation Broker licence.		500.00

2. This by-law shall come into force and effect on October 1, 2022.

PASSED in Open Council on June 14, 2022.

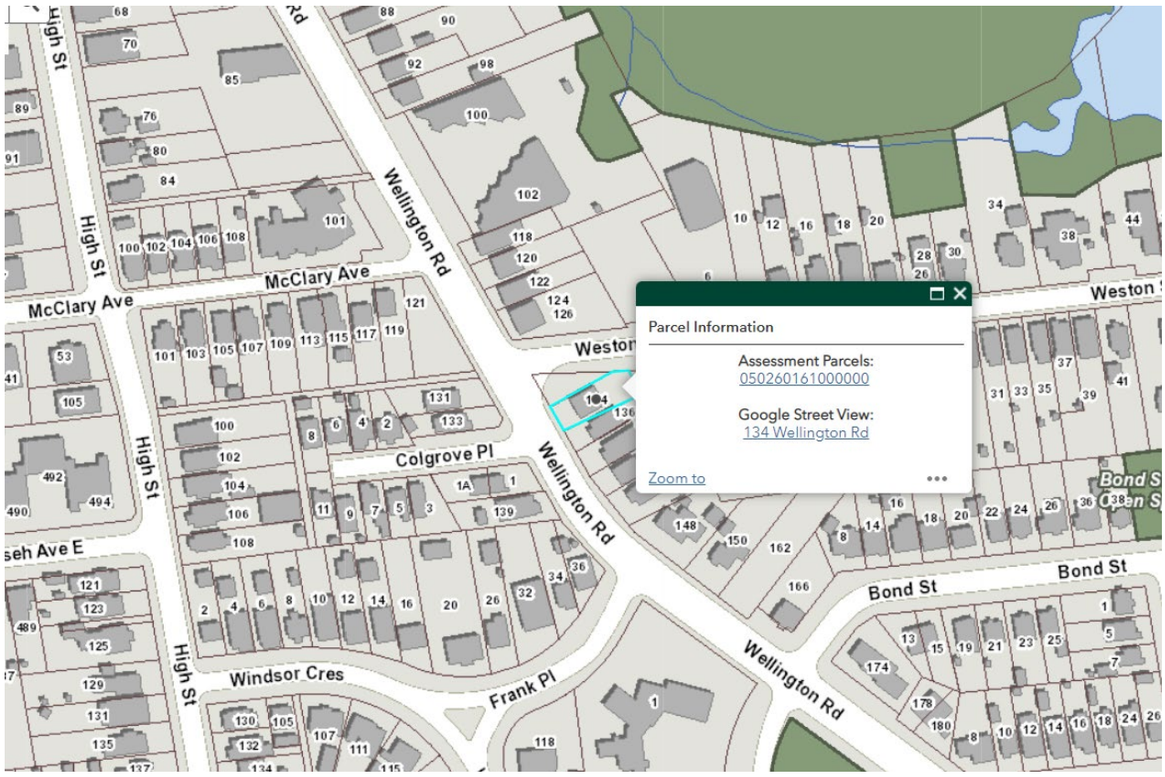
Ed Holder
Mayor

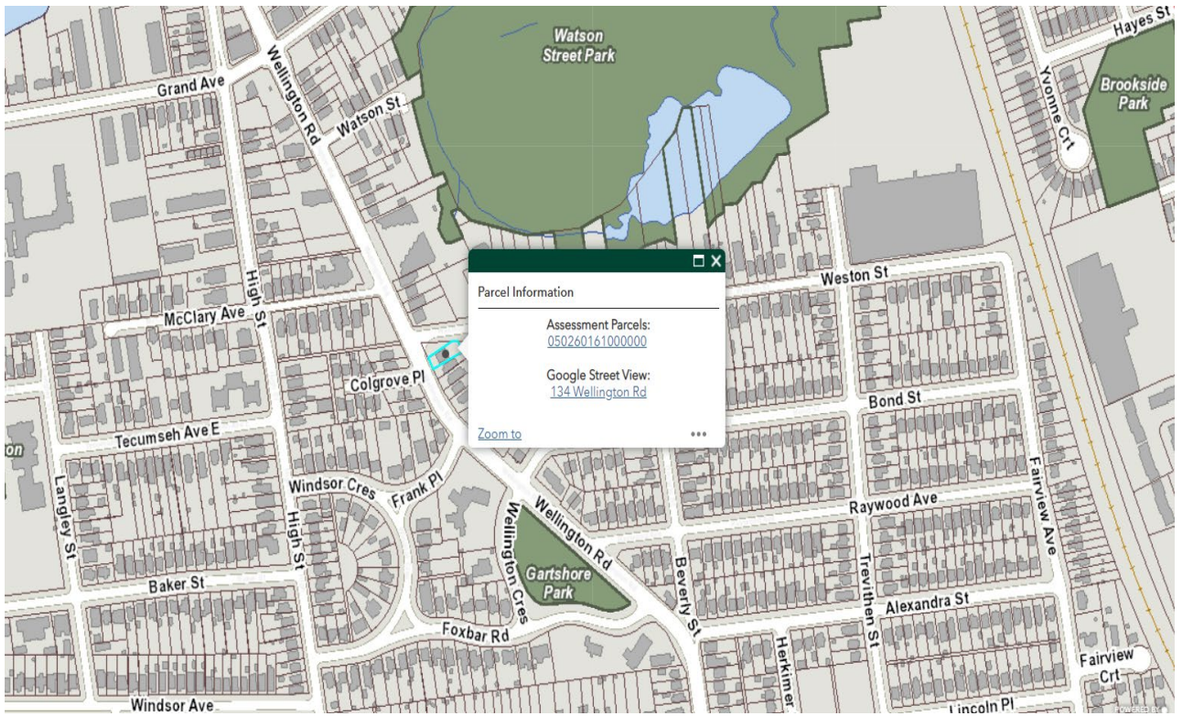
Michael Schulthess
City Clerk

First Reading – June 14, 2022
Second Reading – June 14, 2022
Third Reading – June 14, 2022

Appendix B – Location Map

134 Wellington Road





Appendix C – Agreement of Purchase and Sale

AGREEMENT OF PURCHASE AND SALE

PURCHASER: THE CORPORATION OF THE CITY OF LONDON

VENDOR: GORAN MAMIKA

REAL PROPERTY:

Address: 134 Wellington Road, London, ON N6C 4N1

Location: East side of Wellington Road, South of Weston Street

Measurements: approximately 470.98 m²/ 5,069.8 ft²

Legal Description: Part of Lot 25, Broken Front Concession, Geographic Township of Westminster, City of London, County of Middlesex, being Part 1, Plan 33R-6721, being all of PIN 08358-0003 (LT), (the "Property').

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.

2. **SALE PRICE:** The purchase price shall be SIX HUNDRED AND FIFTY THOUSAND DOLLARS CDN ($650,000.00) payable as follows:

   a) a deposit of Two Dollars ($2.00) cash or cheque on the date hereof as a deposit; and

   b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.

3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.

4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

   Schedule "A" Additional Terms and Conditions

5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by the Council of the Corporation of the City of London at a meeting to be held no later than **June 17th, 2022**, after which date, if not accepted by Council, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.

6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on **July 8th,2022**, (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.

7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on **September 30th, 2022**. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.

8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.

9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.

10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.

11. **TITLE:** Provided that the title to the Property is good and free from all restrictions and encumbrances, except as otherwise specifically provided in this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If

requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.

14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.

15. **TIME LIMITS**: Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.

16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.

17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.

18. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.

19. **CLOSING ARRANGEMENTS**: Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers..

20. **AGREEMENT IN WRITING**: This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

21. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

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

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

THE CORPORATION OF THE CITY OF LONDON

_____
Ed Holder, Mayor

_____
Michael Schulthess, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this 16 day of May, 2022.

SIGNED, SEALED AND DELIVERED
In the Presence of

Per: _____

Name: GORAN MAMIKA

Title: _____

PAULA V. ADAMS
Professional Corporation
Barrister & Solicitor
219 Oxford Street West Suite 303
London, ON N6H 1S5

VENDOR'S LAWYER: _____

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

SCHEDULE "A"

1. **LEGAL COSTS:** As set out in Section 32 of the *Expropriations Act* the City agrees to pay the Vendor's reasonable legal and appraisal costs, including fees, disbursements and applicable taxes, to complete this transaction, subject to assessment, if necessary.

2. **INSURANCE:** All buildings on the Property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion.

3. **STATEMENT OF ADJUSTMENTS:** The Vendor shall provide the Purchaser with the Statement of Adjustments and fully executed copies of any further final and irrevocable directions and re-directions regarding payment of the balance of the Purchase Price (as defined in Section 2 of this Agreement) as the Vendor may require (collectively, the "Direction re: Funds"), by no later than 4:00 p.m. on the 6th business day that precedes the Completion Date (as defined in Section 7 of this Agreement or otherwise agreed upon by the parties), failing which, at the sole option of the Purchaser, the Completion Date may be extended to a date up to ten (10) business days after the Purchaser's receipt of the Direction re: Funds.

4. **RIGHT OF INSPECTION:** The Purchaser or an agent of the Purchaser shall be entitled to enter and inspect the property including all dwellings and buildings prior to the closing of this Agreement.

5. **REPLACEMENT PROPERTY:** The Purchaser agrees to pay reasonable legal expenditures incurred in acquiring a similar replacement property, providing a claim is made by the Vendors within one year of the Completion Date of this transaction, and such expenses are pre-approved by the City at their sole discretion. The Vendors shall be responsible to apply to the Ministry of Finance for any eligible reduction to the payment of the Land Transfer Tax for the purchase of the replacement property, in accordance with Section 1(2) of *the Land Transfer Tax Act, RSO 1990, cL6*, and such amounts shall not be recoverable under this clause. This condition shall survive and not merge upon the completion of this Agreement.

6. **SECTION 15 OF THE *EXPROPRIATIONS ACT*:** Pursuant to section 15 of the *Expropriations Act* the Purchaser shall pay to the Vendor an allowance of compensation payable in respect of to the cost associated with the relocation of residence as additional disturbance allowance, being $37,500.00, prior to completion of this transaction.

7. **SECTION 18 OF THE *EXPROPRIATIONS ACT*:** Pursuant to section 18 of the *Expropriations Act* the Purchaser shall pay to the Vendor an allowance of five per cent of the compensation payable in respect of the market value of the lands herein, being $32,500.00, prior to completion of this transaction.

8. **SECTION 20 OF THE *EXPROPRIATIONS ACT*:** With respect to any prepayment of mortgage, the Purchaser agrees to pay compensation for any bonus legally payable and for any loss incurred by reason of a difference in interest rates upon completion as set out in section 20 of the *Expropriations Act*.

9. **RELEASE:** On or before closing, the Vendor shall provide the Purchaser a full and final release in the Purchaser's form releasing and discharging the Purchaser for and from all actions, causes of actions, suits, claims and demands of every nature or kind available under the *Expropriations Act* R.S.O. 1990, c. E.26 arising out of or in any way related to or connected with this transaction including all claims for the market value of land taken, any damages attributable to disturbance, any claims for injurious affection to remaining lands, business loss, interest and any special difficulties in relocation now known or which may be known or anticipated but which may arise in the future as a result of this transaction.

10. **VACANT POSSESSION:** The Vendor agrees to leave the Property in a clean, broom-swept condition, free and clear of all refuse, hazardous and other waste material, garbage or other loose or objectionable materials upon closing. Should the Vendor be unable to fulfill the terms of this condition prior to completion, the Purchaser may hold back an amount up to Three Thousand Dollars ($3,000.00) from the Purchase Price due on closing, as determined by the Purchaser in their sole discretion, to be contributed towards the Purchaser's reasonable costs to clean the Property and remove any left-over materials.

11. **CHATTELS EXCLUDED**: Upstairs fridge, upstairs stove, downstairs fridge, downstairs stove, washing machine, dryer, outside air conditioning unit, outdoor shed, and patio stones under the shed.

12. **FIXTURES EXCLUDED**:

13. **RENTAL ITEMS:** The following equipment is rented and **not** included in the Purchase Price. The Purchaser agrees to assume the rental contract(s), if assumable: Hot water heater

Appendix "A"
Confidential

#22083
May 30, 2022
(Property Acquisition)

Chair and Members
Corporate Services Committee

RE: Property Acquisition, 134 Wellington Road
Wellington Gateway Rapid Transit Project
(Subledger LD210022)
Capital Project RT1430-1B - Wellington Gateway - Land Rapid Transit
Goran Mamika

Finance Supports Report on the Sources of Financing:
Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget, and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this purchase is:

Estimated Expenditures	**Approved Budget**	**Committed To Date**	**This Submission**	**Balance for Future Work**
Land Purchase	18,032,900	12,253,466	747,744	5,031,690
Total Expenditures	$18,032,900	$12,253,466	$747,744	$5,031,690
Sources of Financing				
Capital Levy	1,896,342	1,288,576	78,633	529,133
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	16,136,558	10,964,890	669,111	4,502,557
Total Financing	$18,032,900	$12,253,466	$747,744	$5,031,690

Financial Note:

Purchase Cost	$650,000
Add: Legal Fees etc.	75,500
Add: Land Transfer Tax	9,475
Add: HST @13%	94,315
Less: HST Rebate	-81,546
Total Purchase Cost	$747,744

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

Alan Dunbar
Manager of Financial Planning & Policy

HB

From: jhunten
Sent: Monday, June 27, 2022 10:15 PM
To: Lysynski, Heather <hlysynsk@London.ca>
Subject: [EXTERNAL] Letter for Council agenda concerning Kent Brewery

Attention: Members of London City Council Regarding: Former Kent Brewery on Ann Street

This little brewery at 197 Ann Street is an amazing reminder that such a brewery could have been in such a small building and has had many other interesting uses since.

It has housed a winery, a cheese shop, a cartage business, among other things, and recently two apartments and the garage business.

A plaque is not a substitute. The walls matter. The substance of the building matters.

Janet Hunten

253 Huron Street, London

From: Mark Tovey
Sent: Wednesday, June 29, 2022 9:00 AM
To: Council Agenda <councilagenda@london.ca>; PEC <pec@london.ca>; clerk@london.ca
Subject: [EXTERNAL] The Kent Brewery building at 197 Ann Street and the Brewer's House at 183 Ann Street

"Along with back bacon, winter and hockey, beer practically defines Canada." — Stephen Beaumont

Dear Mayor and Members of London City Council,

I give permission for this to appear on the Council Agenda.

Please keep in mind that this developer (York Developments) is the same developer that owns the Middlesex County Courthouse building. This is not incidental, but material to the circumstance. If Council sends the signal that a developer can have their way with an 1859 brewery, why would that developer not feel that they can similarly have their way with the Courthouse?

A brewery, especially a brewery in Canada, is not simply another industrial building. There is a reason that we care about breweries. Beer is an important part of the Canadian identity.

The early brewing history of London ON in particular is one of the most important in Canada. The Kent Brewery building, as a unique artifact of that time and place, helps to tell that story. This building is important not simply because it is rare, but because of the national importance of the brewing history of London, ON.

And it has a story to tell. The Kent Brewery is unusually well documented, in both regional and national newspapers.

There has been historical interest in the Kent Brewery, and this brewery building, long before this property was up for development.

Indeed, the reason for strong heritage pushback on this file has been *because* there has been such a wealth of historical information written up long before there was any thought of development.

These properties have been known to local historians since a comprehensive study of London-Middlesex brewing history was published in the year 2000 (Glen Phillips' *On Tap: The Odyssey of Beer and Brewing in Victorian London-Middlesex*), which devoted pages of information to the history of the Kent Brewery, and further pages on the history of the brewers themselves. Phillips noted that "the main [Kent Brewery] building is the largest surviving brewery artifact from Victorian London-Middlesex."

The brewery building at 197 Ann Street and the Brewer's House at 183 Ann Street were listed in London's inventory of heritage properties long before the current development. In 2017, that listing prompted a detailed Evaluation of Cultural Heritage Value or Interest for 197 Ann Street conducted by Hayley Caldwell, concluding that the building merited designation. Caldwell's report was written before the property was being considered for development.

Don't let its humble appearance fool you, or bias you towards thinking that this building is insignificant. The case for its retention could not be stronger.

This is one of the oldest industrial buildings in the City, the oldest remaining brewing artifact in London-Middlesex, and one of the oldest intact purpose-built breweries in Canada. There are only a handful of intact mid-19th-Century brewery buildings in the United States. All of those are on the National Register of Historic Places.

Although the building has been designated, the plan before you is little changed from the developer's last plan. The building now proposed is slightly bigger than before. The reduction of height on St. George Street did not meet the four stories required. Don't be tempted to see six stories as a reasonable compromise. For a comfortable transition to street level, six stories feels very different to four stories.

A hydrogeological study is essential. If you look at old maps, you will see that this is being proposed on the site of a former swamp.

Please don't accept the developer's plan simply because you are tired of seeing a similar plan come back to you again and again.

Instead, please support the staff recommendation to reject the developer's current proposal, but not in the spirit of killing the project. As staff have shown, there is an honourable compromise to be had here, one that respects heritage, policy, and technical concerns, as well the developer's desire to create an interesting and profitable structure.

And you have the power to ask for it.

Sincerely,

Mark Tovey, PhD

June 29, 2022

By email:

Mayor and the Members of Council
City of London
300 Dufferin Street
London, ON
N6A 4L9

Re: Zoning By-law Amendment application (File: O-9206 and Z-9199)
2399731 Ontario Ltd. c/o Westdell Development Corp.
689 Oxford Street West

Dear Mr. Mayor and the Members of Council:

Following the referral of this file at the Planning and Economic Development meeting on June 20, 2022, we are writing to further comment on this application and the transition it has undergone since the initial application in an effort to meet the comments of staff, councilor Lehman and the local residents.

The zoning amendment was first discussed in the fall of 2018 when we met with staff as part of the required pre-application consultation. Initially submitted as a multi-phased residential redevelopment of the property, with three, 22 storey buildings, as supported under the bonusing criteria of the London Plan, for this being a Transit Village place type.

Since that time, there have been four further submissions, with major revisions including decreasing heights, increasing amenities and outdoor space, changes to the building design following comments from the Urban Design Review Panel, etc., and we have ultimately landed where the buildings have now been reduced in height from 22 storeys down to 17, 18 and 21 storeys, along with other revisions as the result of conversations with staff and other stakeholders. The current proposal for height and density is supported by staff, as their report stated and as stated in the PEC meeting, and is an excellent example infill and intensification, along with helping the City achieve the goals of the London Plan.

This property is within a Transit Village place type, which has the second highest density and heights allowed under the London Plan. While 22 storeys are allowed with bonusing, in an effort to help with the transition to the adjacent place types, in both height and density, we have agreed to reduce both. Additionally, there is a vacant commercial lot immediately adjacent to this site to further provide buffer.

The current heights and density supported by staff has resulted in the net gain of 30 affordable units, and with the Housing Stability Action Plan that the City has enacted, this development significantly contributes towards the City's goal. As the Transit Village place type allows 16 storeys without any bonusing provisions, even a minor reduction in the height of these buildings could result in far fewer affordable units. Additionally, under the London Plan, only 10 units were required, but we have agreed to provide 30 units as part of these approvals.

We also understand that traffic was a major concern of the residents in the area. Our traffic engineer has provided suggestions on how to improve the situation, including some that can be implemented right now, in advance of our building, to help resolve issues that exist today. Many commented about the Beaverbrook and Wonderland intersection, along with Beaverbrook and Capulet Lane, but staff recognizes this is an existing problem and that the city needs to address this now, and neither intersection was part of the scoped Traffic Study requested by City staff. The addition of our development will add an insignificant amount of traffic, as not all of the proposed residents will leave the property at the same time, not all will have cars and not all will use their cars given the public transit options that exist.

We feel we have addressed all the concerns raised throughout these past 4 years, as evidenced by staff support of our application, which we agree with, and respectfully request council to approve the application as recommended by staff, and not to refer it back to staff and requested by some members of the planning committee. This application checks many of the boxes of the London Plan and we look forward to finalizing our approvals and commencing construction.

Thank you.

Sincerely,
Westdell Development Corporation



David Traher
VP Planning & Development

Shadow Study

689 Oxford Street West, London Ontario

The purpose of this report is to address the issue of height and the affect of shadows upon the neighbouring properties by the proposed development. This is done by using computer software that generate Shadow Diagrams.

This Shadow Study provides shadow diagrams for three periods of the day which is representative of the different shadow patterns cast over the course of the day. We analyse the typical shadow patterns which are reflective of the equinox and solstice periods over the course of the year.

Date(s)	
Spring Shadows, March 21 (equinox)	9:00 am, 12:00 pm, 4:00 pm
Summer Shadows, June 21 (solstice)	9:00 am, 12:00 pm, 4:00 pm
Autumn Shadows, September 21 (equinox)	9:00 am, 12:00 pm, 4:00 pm
Winter Shadows, December 21 (solstice)	9:00 am, 12:00 pm, 4:00 pm

The level of impact is measured by the time of shadow or duration. To be considered compatible, a Shadow Study must demonstrate:

- As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,
- As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).

These criteria are typical of other municipal shadow study requirements in the Province.

Description of the proposed Development

The development consists of three, point towers and a parking deck adjacent to the railway line:

Building A	17 Storey	49.03 m (westerly tower)
Building B	18 Storey	51.84 m (north/easterly tower)
Building C	21 Storey	59.97 m (south/easterly tower)
Parking Deck		5.6 m – 6.55 m

The tower portion of all buildings (that portion beyond the four storey podiums) falls within the 'Compact Point Tower' category as the tower floor areas are less than 850 m^2.
Note: While Building A maintains similar base masonry and colour treatment to buildings B and C, a podium is not viable due to site constraints.

Shadow Study Impact Summary:

The proposed development meets the general Shadow Study criteria outlined above on the single family and medium density developments to the west and north of the proposed site.

As is generally the case, shadows cast from the proposed development are the largest in the Winter solstice study period.

Shadow affect in the spring and autumn equinox extend no further than the Highview Residence. Shadow is cast over the westerly portion of Highview until approximately 12:00 pm. No shadow is cast on the Highview Residence beyond 12:15 pm.

There is no shadow affect on adjacent residential developments within the Summer solstice in this study period. During this period, shadows fall within the adjacent car storage lots directly north and east of the proposed development.

In closing, this study demonstrates the work that has been completed to shape this development and minimize the impact of shadowing on neighbouring properties.



SHADOW STUDY - March 21st, 9:00 am



SHADOW STUDY - March 21st, 12:pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - March 21st, 4:00 pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - June 21st, 9:00 am

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - June 21st, 12:00 pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - June 21st, 4:00 pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - September 21st, 9:00 am

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - September 21st, 12:00 pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - September 21st, 4:00 pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - December 21st, 9:00 am

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.



SHADOW STUDY - December 21st, 12:00 pm



SHADOW STUDY - December 21st, 4:00 pm

Marsh Katsios Architect Inc.
R.Tomè & Associate Inc.

PROPOSED RESIDENTIAL TOWERS
689 Oxford Street West
London, Ontario

Westdell Development Corp.

Neighbourhood Legal Services
LONDON AND MIDDLESEX

June 20, 2022

Community and Protective Services Committee
City of London
300 Dufferin Avenue
London, ON N6B 1Z2

By email cpsc@london.ca

Re: June 21, 2022 "RentsafeTO" Program and Complaint Process Agenda Item

Dear Committee Members:

Neighbourhood Legal Services is a poverty law clinic assisting low income Ontarians who reside in London-Middlesex County with legal issues in the areas of social assistance, landlord/tenant and precarious employment.

We are a member of the Tenant Landlord Taskforce and we are one of the groups that represent the interests of tenants on the Taskforce.

As a member of the Taskforce, we are very surprised to see the staff report on the "RentsafeTO" program and staff's recommendations in relation to this program and rental unit enforcement and licensing programs for London.

The Tenant Landlord Taskforce was only recently created, and was at the request of the City. To date, the Taskforce has held only four meetings. The initial meetings were centered on the role and mandate of the Taskforce, and to determine the issues the Taskforce should prioritize in its deliberations. The Taskforce determined that the issues in the area of Property Standards Complaint and Enforcement were a priority. Our work in this area has only just begun, and at our last meeting it was decided a subcommittee would be set up to investigate this area further.

Tenant groups on the Taskforce had raised Landlord Licensing as a topic the group should deliberate on in the future. In fact, at our last meeting of the Taskforce, City staff gave us an overview of the "RentsafeTO" program and asked members of the Taskforce for their initial thoughts on the program. Group members asked the City staff for additional information about the program to review at a later date. From our perspective the "RentsafeTO" program appeared to have a lot of positive components in the areas of property standard enforcement and landlord licensing.

Also at the meetings, City staff were advising the group of upcoming Landlord/Tenant issues going to City Committees. However, the group was not advised of this issue coming forward to CAPS.

Due to the foregoing information, we are respectfully requesting that Community and Protective Services defer making a decision on this matter, and at this time receive the City Staff report for information purposes only. We would ask that no final decisions be made at the present time on issues of rental unit property standards enforcement and landlord licensing, as outlined in the June 21, 2022 report to CAPS on RentsafeTO and Complaint process improvements. This will allow the Taskforce to do its job in this area and provide meaningful and important information for CAPS to consider.

Thank you for your anticipated review of this request.

Yours truly,

Kristina M. Pagniello
Executive Director

Mike Laliberte
Staff Lawyer

LIFE SPIN

LOW-INCOME FAMILY EMPOWERMENT

SOLE-SUPPORT PARENTS INFORMATION NETWORK

June 20, 2022

Community & Protective Services Committee
300 Dufferin Avenue
London, ON N6B 1Z2

Dear Chair and Members

In reference to the June 21, 2022 report to CPSC regarding "RentSafeTO Program and Complaint Process Improvements", staff report

> While Civic Administration does not recommend such a program, as it mirrors a licensing program for apartment units, through discussions with stakeholders at the Tenant Landlord Taskforce (TLT) a range of compliance process improvements are proposed.

As an appointed member of a Task Force with no formal standing and no council member appointed, I was not, unfortunately, surprised to see a report coming to you that was not discussed with the stakeholders of the TLT. We have met only four times and the initial 2 ½ meetings were consumed by developing terms of reference, to bring the members to a place of common ground. The issue of Residential Rental Units Licensing (CP-19) was raised at our last meeting, and the RentSafeTO Program and the Hamilton models were suggested as good models to work from to help address the fragmented system of By-Law Enforcement and communication to the victims of property standards violations.

At no time were we asked to provide input to Civic Staff on this model, nor on any of the process improvements that could potentially be considered. Indeed, the report's author popped into our meeting to make a 15-minute presentation on their take on what a London RentSafe program could look like. Following his presentation, member requested more information to review at a later date. By the meeting's end, the TLT had identified what information topics a London specific website should potentially include, but we did not address by-law enforcement, nor communication with complainants, as we were asked to find precedence in other municipalities, due to the city reticence to release records/orders. The fact that the RentSafeTO Program exists, is one strong example, as is the Order from the Information and Privacy Commissioner of Ontario https://decisions.ipc.on.ca/ipc-cipvp/orders/en/item/128213/index.do

It is my feeling that Council needs to appoint a City Councillor to this task force, as is the norm. Task Forces and Special Committees are meant to play an important role in the governance process by reviewing and providing advice and recommendations to Civic Administration on reports being brought forward to Council. Finding out in the news that a report is being brought forward that implies we had such a discussion at the Task Force is an affront to the members dedicating their time to help effect positive change in our community.

P.O. BOX 2801, STATION A, LONDON, ONT. N6A 4H4 Tel. (519) 438-8676 Fax. (519) 438-7983

Further, in terms of the "RentSafeTO Program" mirroring the licencing program for apartment units in London, it is not even close. As the Task Force has not met to review the Civic Administration's Report, I can only provide my individual lens on the differences, noted in the table below.

I would request that you receive the report for information only and that staff be directed to consult with the LTL and invite the LTL to provide a recommendation to Council in this regard as well, before Council approves going forward or not going forward to implement such a program for London.

Sincerely
Jacqueline Thompson
Jacqueline Thompson
LIFE*SPIN
cc London Tenant Landlord Taskforce

Toronto	London
Rent Safe	By-law enforcement
1. Administers building registration 2. Process for tracking, responding & investigating tenant complaints in a timely fashion of 7 days (24 hours if vital service). Tenant provided tracking number to follow progress on the municipal website. 3. Registration evaluation every 3 years. 4. Building audits for those scoring less than 50% in the evaluations. Owners are charged fees for this audit.	1. Administers some building registrations 2. Send an email to enforcementlondon.ca to register a complaint. No other information is provided, there are no timelines, nor ways to find out what was done with your complaint, and all potential actions are discretionary. (The Free Press had to file a freedom of information request to find out that bylaw enforcement was aware 1281 Hillcrest was operating as an unlicensed property as far back as 2017). Staff reports that tenants have to provide written documentation of notifying the landlord and wait up to 3 weeks before notifying the city. 3. License in force until ownership changes - Under licencing penalty, Section 10.2, you may wish to note. "A director or officer of a corporation who knowingly concurs in the contravention of any provision of this By-law is guilty of an offence" and this should be equally applied to the officers of the Corporation of the City of London. 4. Not applicable, since no evaluations are done.

Honourable Councillors
London City Council

As you may be aware, London ACORN has been urging the city to implement a program that seeks greater landlord accountability since its inception in 2020. ACORN Canada is a national, membership-based organization of low- and moderate-income people. ACORN has more than 160,000 members in 24+ neighbourhood chapters across the country.

London ACORN started with the landlord licensing campaign and were encouraged to see a motion by councillors to expand landlord licensing bylaw which was subsequently rejected by the city staff in 2021. London ACORN continued to push for a mechanism to ensure that landlords are held accountable which led the city to direct the staff to report back on an evaluation of a RentSafe London by-law enforcement program, modelled after the RentSafeTO program.

The staff came back with a report last week in which they recommended against a London RentSafe program. This means essentially taking no reformative action during a time of unprecedented crisis.

London ACORN is deeply concerned with the recent report presented by the city staff and would like to present before the council the issues that we feel need urgent attention and action.

It has taken more than a year for the city to produce this report, yet it doesn't do any thorough investigation of the issue in question. The most glaring omission in the staff report presented last week is the complete lack of rationale against implementing a Rentsafe program in London.

- The Rentsafe Toronto program has played an important role in ensuring healthy homes for tenants struggling in substandard housing. While Toronto ACORN continues to push for further improvements in the program such as colour coded signs and more, it has restored justice and helped to protect the rights of countless Torontonians by measurably improving the quality of rental housing in Toronto.
- As per the latest annual report of the RentSafe TO program, in 2021, the RentSafeTO team completed 1,149 building evaluations and received 10,099 service requests.
- In 2021, the RentSafeTO team completed 1,149 building evaluations and the average building evaluation score was 77.6 per cent. The number of building evaluations has gone down from 3,500 to an average of 1,500 in the last three years.
- The London City Staff have repeatedly raised concerns over the costs that a RentSafe program will entail and that there is low Return on Investment if this program was implemented. Moreover, the recent report talks about hiring an additional 37 inspectors. These claims are unfounded, and the number of inspectors required totally exaggerated. The Toronto program applies to all apartment buildings with three or more storeys and 10 or more units. All apartment buildings registered under the RentSafeTO program are subject to a building evaluation but that needs to happen at least once every three years. Only if the building does not pass the evaluation are they subject to an audit. The RentSafe TO had 27 officers and recently added a few more. However, this is when there are almost 500,000 apartment units in the city. In contrast, London has 47,000 units, nearly 1/10th of

Toronto. Hence, the claim that we need more than 37 officers and an equal number of Fire Prevention officers in London is exaggerated and needs to be reassessed.

- While there will always be preliminary costs associated with building and implementing a new program, RentSafe is rare in that it is also a program that sustains its own funding by charging a nominal per unit fee to landlords involved in the program. This fee covers the cost of staffing, and of the proactive inspections by housing standards enforcement which are key to this program's effectiveness. As per the RentSafe TO, the landlords pay $11.24 per rental unit as a registration fee, and $1,917 for an annual audit to ensure that basic building maintenance standards are met. Toronto has shown us unequivocally that this program is financially viable.
- Essentially Rentsafe allows the city an effective way to track negligent and abusive landlords and hold them to account for failing to uphold their responsibilities. This would be an invaluable tool for a thriving healthy city even during the best of times, but especially during these times of unprecedented hardships.
- It makes complete economic sense to implement such a program as it will ensure so many Londoners access dignified living and contribute to growing the economy.

As you know, London is in a housing crisis. This crisis is not unique to London, although in some ways the problem is exacerbated in London more so than it is in other cities for some very specific reasons. Admittedly, this is a complex problem that cannot be solved completely at a municipal level, however there are tools available to us at the municipal level that can be effective at turning the tide here in London. The rent prices are skyrocketing leaving tenants stuck in precarious housing. The recent inflation has only exacerbated the issues low- and moderate- income people were facing.

We are seeing a rapid increase in homelessness across this city. Seniors and the disabled and other vulnerable communities are increasing getting impacted. Ensuring a healthy home to all tenants will go a long way in preventing another crisis.

It is for these reasons that we strongly believe that implementing a Rentsafe program in London isn't just a good idea, it's an essential measure that the city needs to implement. We strongly urge you to stand with tens of thousands of tenants and support the implementation of Rentsafe program in this city.

Thank you for your diligence in giving this matter the due consideration it deserves. ACORN will continue to fight for the rights of low- and moderate-income people in this city.

Yours sincerely,

London ACORN

From: Diane Devine
Sent: Monday, July 4, 2022 8:00 AM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Agenda item 6.2 July 5th Council meeting

As a long time renter, both here in London and the GTA area, I'd like to comment on matter 6.2 "RentSafeLondon" program.

During recent council and committee meetings, I have heard the many reasons many feel a program such as the one the renting citizens of London are begging for, is not necessary. Many of these explanations focus on MONEY. Either the cost to the property owners. People who I promise you are in no way about to suffer if they are actually held accountable for their rental properties. While they rake in the money, they let tenants suffer with the highest rents possible and reinvest little to nothing in maintenance imaginable. They need to be made to abide by human rights, health and safety and so much more, but without proper programs such as the RentSafe program they get away with robbing people every month, over and over.

Then there's the argument of the cost to implement and maintain such a program. Each time I hear this excuse, I fail to hear anyone state that that the annual licensing fees as well as other expenses that WILL be passed down to the property owner if the program is enforced more efficiently then London's current Landlord Licensing program, will offset most of not all, of any implementation and maintenance costs. And as a wise man once said, one needs to spend money to make money.

In addition, this program should include all scopes of rental properties ie: High rises, 3 stories, converted multi unit and single family houses and even rental retail units as the issue of negligent property owners is not an issue limited to only one or two types of rental properties.

Without such a program London will continue to be prayed on by greedy out of town developers who want to take advantage of the lack of accountability being allowed by London's governing office so they can continue to live in luxury in other cities, while London citizens are living in unhealthy housing paying rent so high they have to sacrifice everyday necessities.

Until London makes these needed changes, we will continue to see a rise in homelessness, mental health issues, drug addiction and violence.

Thank you

Diane Devine

From: Howard Miller
Sent: Tuesday, June 28, 2022 10:55 AM
To: Council Agenda <councilagenda@london.ca>
Subject: [EXTERNAL] Safer walking and biking on City trails, walk facing the facing the traffic!

In the June 22, 2022 London Free Press there was an article about Electric Cargo Bikes by Megan Stacey. In that article accessibility advocates raised the issue of risk to many with disabilities who may not be able to see or hear them coming.

It is this risk component I would like to address but not limited to electric bikes but to the sharing City bike paths between foot traffic and wheeled traffic, this goes back to my steadfast belief in Elmer the Safety Elephant, once taught in primary schools: Walk facing the traffic!

A few years ago I visited Rhode Island and while biking on their walking/bike paths anywhere in the State; pedestrians walked facing the traffic and wheeled modes of transport like bikes, roller bladers, electric wheelchairs, and now E-bikes, followed all the rules of the road. “Pedestrians walk facing the traffic!

When you walk facing the traffic you can see what is coming at you and the wheeled person can make eye contact with you; it makes it much easier and safer for both walker and rider.

It took a bit of time to get in the habit of walking on the left of the pathway but it sure made me feel safer. I suggest this simple safety approach be taken by the City of London.

To: Chair and Members City of London Civic Works Committee
From: Ashfaq (Kash) Husain
Subject: Electric Kick Scooters Pilot Program
Date: June 20, 2022

Let me start by commending City Staff for their recommendation that London City Council NOT proceed with the Electric Kick Scooter Pilot Program for Commercial Use. It shows that Staff have listened to Londoners, including those with disabilities on the challenges we would face if the Electric Kick Scooters Pilot Program was to proceed. It also shows that they have taken the time to research the challenges faced by other Municipalities who have introduced such a Pilot Program. However, not all is well!

City Staff's recommendation that London City Council proceed with a Pilot Program to permit the use of Electric Kick Scooters for private use, will still pose a challenge to Londoners, especially those with disabilities. We will still have to negotiate around those devices that are left in front of businesses, entranceways and other public places. We will still have to share our residential sidewalks, pathways and trails with these menacing devices. We will still have to keep our eyes and ears open to the imminent threat posed to us by these e-Scooters, as they silently approach us and then wiz by us at over 20 km per hr, especially when we are out for a quiet stroll! Of course, if you are Blind or Hard of Hearing you are at an extreme disadvantage as you will be unable to get out of the way of these speeding e-Scooters. We urge London City Council NOT to accept Staff's recommendation but to give serious consideration before implementing the use of Electric Kick Scooters for private and commercial use, within the City of London.

City Staff's recommendation that e-Scooters use City roads rather than sidewalks makes sense. However, this recommendation is one that will be unlikely followed by users and one that will be extremely difficult to enforce by City Bylaw officers or London police.

London Residential streets use various traffic calming measures to reduce the speed of traffic in our neighbourhoods. One of the methods commonly used is the installation of "speed bumps". At times vehicles end up bouncing over these bumps and similarly, so do bicycles and motor bikes as these bumps are designed NOT to provide a smooth transition over them and thus slow down the traffic. These items will pose a serious threat to speeding e-Scooters as they may not be able to "drive" over these speed bumps. The combination of small wheels and a short wheelbase will pose a serious threat to riders and could result in unwanted injuries and potential liabilities. To avoid falls and injuries riders will choose to use the sidewalks instead. Wouldn't you?

Who will be the prime users of these privately owned e-Scooters? Will they be children enjoying a "ride" out with their parents on a warm Sunday afternoon? Will they be seniors

taking a "ride" to church? Will they be adults taking the e-Scooters from home to their work office in downtown London? These are three very unlikely scenarios. Many potential users of e-Scooters, whether privately owned or the ones rented for commercial use, would be our youth and young adults. They are the ones that will put aside the adherent risks of using e-Scooters to experience the thrill of the ride and have a "Need for Speed." Furthermore, these e-Scooters are relatively inexpensive to purchase, fast and thus very attractive to potential "Speed Demons." Limiting the speed to 15 km an hour or less seems reasonable if they are used exclusively on the roadways, however, this speed is excessive when an e-Scooter is ridden on our sidewalks as they far exceed the normal pace of walkers, seniors, mothers with strollers, children on bicycles/tricycles etc.

Where will these e-Scooters be permitted for use? While staff recommend that e-Scooters NOT be used on sidewalks, we have shown that our residential streets are not conducive to e-Scooters use either. Will we allow them in our public parks, pathways and trails? Will they be ridden through our downtown London streets, especially Dundas Place, which, during the summer months is restricted to traffic and open to bicycles and pedestrians. An e-Scooter joyrider will see this fresh and smooth roadway surface as a drag strip and will seek the thrill for speed while terrorizing people and having no regard for pedestrians, cyclists, patio diners, festival goers and others. Would the City of London want Dundas Place to become known as the "drag strip?" As a frequent visitor to downtown London, I would not want to have my experience ruined by these potential thrill seekers.

Can the proposed changes to the bylaws to permit the use of e-Scooters for private use be enforced? The Staff Report recognises that there will be only minor budget implications to enforce the proposed bylaw changes. We believe that this is not an accurate evaluation. For the bylaw to be effective it must contain serious consequences and fines to those breaking the law. Furthermore, for the bylaw to be effective, it must be enforceable. This can only be done with the training of additional staff to monitor our sidewalks to ensure that they are as safe place for pedestrians, children and other venerable people. This will not be an easy and simple task as there is a vast residential area within the City of London which would have to be monitored.

Should the City proceed to create a bylaw to permit the use of e-Scooters for private use only, it should include sections dealing with subject matters such as:

Who can use e-Scooters (minimum age.)

What protective equipment riders must wear (helmets, knee and elbow pads).

Where can e-Scooters be used (residential neighbourhoods).

Where e-Scooters cannot be used (parks, trails, downtown core, commercial zones, arterial roads, schoolboard and university properties etc.).

The e-Scooter design elements (speed limit, identification, brakes, reflectors, lights, horn, continuous sound emittance, user training, etc.).

Enforcement (Fines and consequences - impounding etc.).

Disposal of e-Scooter batteries.

Based on the informative above I believe we have shown that there is still a lot of detailed work that the City of London must still consider prior to moving ahead with an e-Scooter program for private use only. City Staff should continue to engage with its Advisory Committees (ACCAC and ITCAC), downtown London core businesses, London Police Services, Western University and Fanshawe College Accessibility Advisory Committees, London School Boards and other key stakeholders.

Respectively submitted.

Ashfaq (Kash) Husain
685 Woodcrest Blvd., London, On N6K 1P8

To Mayor and Members of London City Council,

It is my understanding that the following motion will be addressed at the July 5, 2022 meeting of Council:

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 21, 2022, related to the City of London's participation in the Province of Ontario's electric kick-style e-scooter pilot:
a) the above-noted staff report BE RECEIVED for information;
b) the Civic Administration BE AUTHORIZED to advise the Province of Ontario that the City of London will be participating in the personal e-scooter portion of the Provincial pilot, subject to approval of Municipal Council, and will not be participating in the e-scooter share program; it being noted that the Provincial pilot ends December 2024;
c) the Civic Administration BE AUTHORIZED to update relevant municipal by-laws to incorporate e-scooters for personal use and bring back a staff report of proposed by-law amendments to a future meeting of the Civic Works Committee and the Civic Administration BE DIRECTED to consider suggestions from the communications and comments from the delegations heard by the Civic Works Committee, with respect to the Participation in Provincial E-scooter Pilot, as they prepare the appropriate by-law amendments;
d) the Civic Administration BE DIRECTED to monitor other municipalities involved with the Provincial e-scooter share program for the purpose of obtaining details pertinent to such plans as the Climate Emergency Action Plan, Mobility Master Plan, and The London Plan; and,
e) the delegations heard by the Civic Works Committee and communications, with respect to the Participation in Provincial E-scooter Pilot, BE RECEIVED;
it being noted that the communications from the following individuals, with respect to this matter, were received:

- V. Lubrano III; and,
- S. Elford. (2022-T10)

I previously sent correspondence to members of the Civic Works Committee for its meeting of June 21, 2022 respecting e-scooters. It is my understanding that all members of Council received that correspondence as part of the CWC June 21, 2022 report. I would respectfully request that you read that correspondence in addition to what I communicate here, below.

I would like to say that approving the staff recommendation to proceed with personal use e-scooters per provincial approval is significantly more problematic than that of rental e-scooters. If London determines rental e-scooters to be a problem it is confusing that personal e-scooter ownership can be acceptable. The exact same safety concerns which exist for rental e-scooters exist for personal ownership, except these concerns should be ten-fold. No licensing, training, insurability or management can be adequately addressed via a few by-law changes. The municipality has no ability to control sales and communication respecting safe operation of e-scooters during the sales process. Proper and safe usage cannot be managed, or reasonably enforced, particularly in the suburbs which is where most e-scooter usage is likely to occur with personal use.

If I may, I would urge all City Councillors to reconsider the staff report and recommendation respecting the sale and purchase of personal e-scooters. E-scooters is not at all a form of transportation or a reasonable substitute for other means of transportation. Roadway infrastructure was not designed for e-scooter use. They must not operate on sidewalks for the safety of pedestrians, particularly pedestrians with disabilities and seniors. To approve e-scooters in any form or by any measure increases risk and liability, and the propensity for accident. The health care community does not need e-scooters, neither do police and by-law enforcement.

I ask that you take a similar or same approach to e-scooters as did the City of Toronto, banning them outright. Other cities, like Hamilton and Ottawa, have done a tremendous disservice to persons with disabilities and other pedestrians who have no other means than to ambulate on public sidewalks. They need no more obstructions, especially those that have no ability to regulate or manage. Staff and their report provide no compelling reason to approve private e-scooters other than they already exist within city limits. With that logic London City Council should move then to permit all manner of other illegal products or privileges equally available in the community.

The province has off-loaded permission of these so-called micro transportation devices to municipalities for no reason other than to off-load liability. I would urge Council to push back against the province and simply say no.

Thank you for allowing me time to address this matter before you.

Respectfully,

Tim Nolan

Planning and Environment Committee

Report

12th Meeting of the Planning and Environment Committee
June 20, 2022

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

ALSO PRESENT: PRESENT: H. Lysynski and J.W. Taylor

REMOTE ATTENDANCE: Councillors M. van Holst, M. Hamou and J. Fyfe-Millar; L**.** Livingstone, I. Abushehada, J. Adema, G. Barrett, J. Bunn, M. Campbell, B. Card, M. Corby, A. Curtis, L. Dent, K. Edwards**,** M. Feldberg, B. House, J. Kelemen, P. Kokkoros, J. Lee, T. Macbeth, D. MacRae, S. Meksula, H. McNeely, B. Page, A. Pascual, M. Pease**,** A. Riley, M. Schulthess, G. Smith and S. Wise

The meeting was called to order at 4:02 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 to 2.7, inclusive, BE APPROVED.

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

Motion Passed (6 to 0)

2.1 ReThink Zoning Update and Discussion Papers

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

That, the staff report dated June 20, 2022 entitled "ReThink Zoning Update and Discussion Papers", with respect to introducing the seven discussion papers that have been prepared, providing an update on the work completed to date and the next steps in the process, BE RECEIVED for information. (2022-D14)

Motion Passed

2.2 1284 and 1388 Sunningdale Road West (H-9506)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Foxhollow North Kent Developments Inc., relating to a portion of lands located at 1284 and 1388 Sunningdale Road

West, the proposed by-law appended to the staff report dated June 20, 2022 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on July 5, 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 R1 (h•h-100•R1-3) Zone, a Holding Residential R1 (h•h-100•R1-5) and an Open Space (OS1) Zone TO a Residential R1 (R1-3) Zone, Residential R1 (R1-5) and an Open Space (OS1) Zone to remove the h and h-100 holding provisions. (2022-D09)

Motion Passed

2.3 London Plan Approval - Update on Ontario Land Tribunal Decision and Status of London Plan

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

That, the staff report dated June 20, 2022 entitled "London Plan Approval - Update on Ontario Land Tribunal Decision and Status of London Plan" with respect to the approval of The London Plan as the Official Plan, BE RECEIVED for information. (2022-D22)

Motion Passed

2.4 Bill 109 - More Homes for Everyone Act, 2022 - Information Report

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

That, the staff report dated June 20, 2022 entitled "*Bill 109, More Homes for Everyone Act, 2022*, Information Report", with respect to amendments to the *Planning Act* and other statutes, BE RECEIVED for information. (2022-S11)

Motion Passed

2.5 6092 Pack Road - Designation under Section 29 of the Ontario Heritage Act

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

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, relating to the designation of the property located at 6092 Pack Road, 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 property to be of cultural heritage value or interest for the reasons outlined in Appendix E of the staff report dated June 20, 2022; and,

b) should no objections to Municipal Council’s notice of intention to designate be received, a by-law to designate the property located at 6092 Pack Road to be of cultural heritage value or interest for the reasons outlined in Appendix D of the staff report dated June 20, 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-R01)

Motion Passed

2.6 Single Source Procurement - Planning Application Signs

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

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

a) Signature Graphics BE APPROVED as the single source provider of Planning Application signs and related activities for a period of one year with the option for an additional four (4), one (1) year renewals, with an estimated annual expenditure based on demand for services, of between $75,000.00 and $100,000.00 (HST excluded), in accordance with Sections 14.4 (d) and (e) of the Procurement of Goods and Services Policy;

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase;

c) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract and service agreement for this purchase; and,

d) the Mayor and City Clerk BE AUTHORIZED to execute any contract, service agreement or other documents, if required, to give effect to these recommendations. (2022-F17)

Motion Passed

2.7 Building Division Monthly Report - April, 2022

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

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

Motion Passed

3. Scheduled Items

3.1 911 and 945 Kleinburg Drive (Formerly 660 Sunningdale Road East) (Z-9321)

Moved by: S. Turner
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by Applewood Market Place Inc., relating to portions of the lands located at 911 and 945 Kleinburg Drive (formerly 660 Sunningdale Road East), the proposed by-law appended to the Added Agenda as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on July 5, 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 Business District Commercial Special Provision h, h-100, h-173, BDC2(10)*H18 Zone and a Holding Residential R5/R6 Special Provision (h*h-100*h-173*R5-6(9)/R6-5(38)/R8-4(27)) Zone TO a Business District Commercial Special Provision BDC2(__)*H23 Zone, which permits a range of commercial uses on the first floor with residential uses above, to a maximum height of 23m;

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

- J. Jones, applicant;

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

- the recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2020 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
- the proposed and recommended amendments conform to the in-force policies of The London Plan, including but not limited to Our Strategy, Our City and the Key Directions, as well as conforming to the policies of the Neighbourhoods Place Type;
- the proposed and recommended amendments conform to the policies of the (1989) Official Plan, specifically Low Density Residential and Multi-Family, Medium Density Residential;
- the policies of the Main Street Commercial (Official Plan) and Main Street (London Plan) permit residential units on the ground floor to the rear of commercial/store fronts. The addition of residential to the rear meets the policies of the Official Plan and the London Plan and will help support the construction of the main street as envisioned by the plan;
- the zoning reflects the optimum building type that would be contemplated (apartment buildings) and defines the type of dwelling units that can be located to the rear of commercial for this site; and,
- the conditions for removing the ((h*h-100*h-173) holding provisions have been met and the recommended amendment will allow the construction of commercial/residential mixed-use buildings in compliance with the Zoning By-law. (2022-D12/D14)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.2 Housekeeping Amendment to Southwest Area Secondary Plan

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to housekeeping amendment to the Southwest Area Secondary Plan, the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to AMEND the Southwest Area Secondary Plan by DELETING references to the 1989 Official Plan and ADDING references to The London Plan;

it being noted that a comprehensive review and possible amendments to the Southwest Area Secondary Plan will be subject to a separate review and amendment;

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

- T. Brydges, Zelinka Priamo Ltd., on behalf of the landowners at 4425 Wellington Road South;

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

- the purpose and effect of the recommended action is to update the SWAP to reflect the transition from the 1989 Official Plan to The London Plan. The recommended action will assist in the interpretation and implementation of the SWAP in conjunction with The London Plan and to improve clarity and consistency of policies and maps in the Plan. (2022-S11)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.3 Delegated Authority (Bill 13) and Alternative Notice Measures for Minor Amendments (O-9492)

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

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 proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to AMEND the London Plan by adding new policies with respect to delegated approval authority for minor zoning by-law amendments and alternative consultation measures for minor London Plan amendments and zoning by-law amendments, and amending existing policies for consistency with the new policies; and,

b) the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to pass a new by-law "Minor Zoning By-law Amendments Delegation and Approval By-law" to authorize Council to delegate approval authority with respect to minor zoning by-law amendments;

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

- M. Wallace, LDI;

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

- the recommended amendments to the London Plan are consistent with the *Planning Act* which provides a new discretionary authority that allows municipal councils to delegate decision-making authority under Section 34 that are of a minor nature and permits alternative measures for public notice and consultation;
- the recommended amendments support one of Council's goals in the 2019-2023 Strategic Plan, which improve the delivery of service through streamlined Council's decision-making process;
- the recommended amendments to the London Plan establish a policy framework for delegated authority approval with respect to minor zoning by-law amendments and alternative consultation measures for minor London Plan amendments and zoning by-law amendments; and,
- the recommended amendments establish a new Council Policy that authorizes the new authority in accordance with The London Plan as amended pursuant to the *Planning Act*. (2022-D14)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.4 991 Sunningdale Road West (Z-9472)

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

That, on the recommendation of the Director, Planning and Development, based on the application by Nasser and Suzan Aljarousha, relating to the property located at 991 Sunningdale Road West, the proposed by-law appended to the staff report dated June 20, 2022 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on July 5, 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 Agricultural AG1 Zone TO a Holding Agricultural AG1 Special Provision (h-18*AG1(_)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Farmland Place Type, Our Strategy, our Tools, and other applicable London Plan policies;
- the recommended amendment conforms to the in-force of the 1989 Official Plan, including but not limited to the Agricultural designation; and,
- the recommended amendment facilitates the development of a single detached non-agricultural dwelling which is appropriate and compatible with existing and future land uses in the surrounding area. (2022-D09)

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

Motion Passed (6 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

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

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.5 84-86 St. George Street and 175-197 Ann Street (OZ-9127)

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

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 proposed, attached, by-law (Appendix A) BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to CHANGE the Specific Area Policy in the Neighbourhoods Place Type applicable to the subject lands to permit a maximum building height of 23 storeys, and to permit a maximum overall floor area of 500 square metres for retail, service and office uses within the podium base;

b) the proposed, revised, attached, by-law (Appendix B) BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to amend Zoning By-law No. Z.-1, to change the zoning of the subject property FROM a Residential R9 (R9-3*H12) Zone TO a holding Residential R10/Convenience Commercial Special Provision Bonus (h*h-41*h-183*h-__*R10-5/CC4(_)*B-(_)) Zone;

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

- a communication from AM. Valastro;
- a communication dated June 9, 2022, from S. Rans;
- a communication from J. Helen, 732 Princess Avenue;
- a communication dated June 9, 2022, from C. Gelinas;
- a communication dated June 9, 2022, from L. White, 132 Central Avenue;
- a communication dated June 10, 2022, from S. Regier;
- a communication dated June 8, 2022, from T. Mitchell;
- a communication dated June 16, 2022, from W. Kinghorn, President, Architectural Conservancy Ontario – London Region;
- a communication dated June 17, 2022, from M. Tovey; and,
- a communication dated June 17, 2022, from A. Soufan, President, York Developments;

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

- A. Soufan, York Developments;
- E. Mitchell, 695 Richmond Street;
- AM. Valastro; and,
- M. Whalley, North Centre Road. (2022-D04)

Yeas: (4): S. Lewis, S. Lehman, S. Hillier, and E. Holder

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

Motion Passed (4 to 2)

Additional Votes:

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

Motion to amend the motion to replace the by-law reference in part b) to introduce the draft by-law appended as Appendix B to the staff report, the alternative by-law from Planning and Development

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

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

Motion Failed (2 to 4)

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Lewis
Seconded by: S. Turner

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

3.6 689 Oxford Street West (Z-9199 & O-9206)

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

That, the application by 2399731 Ontario Ltd, c/o Westdell Development Corporation BE REFERRED back to the Civic Administration to work with the developer to improve the proposed transition from high density towers to the existing low density abutting residential neighbourhoods with specific attention to addressing shadowing and traffic management at Wonderland and Beaverbrook;

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

- a communication dated June 9, 2022 from L. Bowman; and,
- the staff presentation;

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

- L. Kirkness, SBM Limited Planning;
- R. Coates, 43 Capulet Walk;
- B. Waddick;
- R. Chapin, President, Dementia Care London Inc., 35 and 41 Capulet Walk;
- T. Timbrell, Inverness Avenue;
- G. Stark, 837 Silversmith Street;
- AM Valastro;
- S. Johnstone, Silversmith Street;
- K. Cates, 30 Laurel Street;
- L. Bowman, Oakridge Glen, 43 Capulet Walk;
- L. Smyth, Silversmith Street;
- J. Cheese, 22 Laurel Street;
- A. Quance, 43 Capulet Walk; and,
- K. Slivinski, 46 Laurel Street. (2022-D09)

Yeas: (4): S. Lewis, S. Lehman, S. Hillier, and E. Holder

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

Motion Passed (4 to 2)

Additional Votes:

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

Motion to open the public participation meeting.

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

Motion Passed (6 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Motion Passed (6 to 0)

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

That Mr. L. Kirkness's delegation BE EXTENDED beyond five minutes.

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

Nays: (1): S. Lehman

Motion Passed (5 to 1)

Shall the ruling of the Chair BE SUSTAINED.

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

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

Motion Failed (2 to 4)

It being noted that a Point of Order was raised.

3.7 599-601 Richmond Street (Z-9367)

Moved by: S. Turner
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Westell Development Corp., relating to the property located at 599-601 Richmond Street:

a) the proposed by-law appended to the staff report dated June 20, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Business District Commercial Special Provision (BDC(1)) Zone TO a Business District Commercial Special Provision Bonus (BDC(1))*B-( )) Zone;

the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality mixed-use building, with a maximum height of eight (8) storeys, 57 dwelling units and a maximum density of 519 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated June 20, 2022 as Schedule “1” to the amending by-law in return for the following facilities, services and matters:

1. Exceptional Building Design

i) a built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
ii) treatment of the first two-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;
iii) 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;
iv) 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

2. Provision of Affordable Housing

i) a total of two, 1-bedroom residential units and two, 2-bedroom residential units will be provided for affordable housing;
ii) rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
iii) the duration of affordability set at 50 years from the point of initial occupancy;
iv) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

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

i) removal of the layaway to maintain the City Boulevard as a green boulevard;

ii) include a minimum of 0.5 to 1m setback from the Central Avenue frontage in order to avoid the requirement for encroachment agreements for building elements such as canopies, balconies, opening of doors, etc.;

A) the main entrance setback from the property line is acknowledged; and,
B) the commercial unit doors need to be recessed (a minimum of 0.5m or as required) to be within the property line; the canopies proposed above the commercial units shall also be within the property line or included in an encroachment agreement; and,

iii) to ensure proper measures are in place during construction, the recommendation of Section 7 in the Heritage Impact Assessment including a temporary protection plan is recommended to be addressed through site plan approval to mitigate impacts on adjacent heritage properties;

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

- a communication dated June 17, 2022 from AM. Valastro; and,
- the staff presentation;

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

- L. Kirkness; and,
- AM. Valastro;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Rapid Transit Corridor Place Type and Key Directions;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Main Street Commercial Corridor designation;
- the recommended amendment conforms to the Near Campus Neighbourhood Policies that direct more intense development to corridors;
- 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)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

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

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

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

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.8 801 Sarnia Road (O-9475 & Z-9476)

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 2425293 Ontario Inc., relating to the property located at 801 Sarnia Road:

a) the proposed, attached, revised by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on July 5, 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 R8 Bonus (R8-4*B40) Zone and Rail Transportation Zone TO a Holding Residential R8 Special Provision Bonus (h*R8-4(_)*B(_)) Zone and Open Space (OS1) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality apartment building with a maximum height of 20 meters, and a maximum density of 124 units per hectare (100 units), which substantively implements the Site Plan, Renderings, Elevations and Views attached in Schedule “1”. The development shall specifically incorporate the following services, facilities, and matters:

1. Provision of Affordable Housing

i) a total of 4 one-bedroom residential units will be provided for affordable housing;
ii) rents not exceeding 80% of the Average Market Rents (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
iii) the duration of affordability set at 50 years from the point of initial occupancy;
iv) the proponent shall enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,

v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

2. Design Principles

i) a mid-rise (6 storey) built form located along the Sarnia Road that establishes a built edge with primary building entrance, street oriented residential units and active uses along these frontages;
ii) direct walkway connections from primary building entrance and ground floor residential unit entrances to the City sidewalk along Sarnia Road;
iii) articulated facades including recesses, projections, balconies, and terraces to provide depth and variation in the built form to enhance the pedestrian environment;
iv) a variety of materials, textures, and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages;
v) common outdoor amenity space at ground level along with the entrance to future City Pathway.
vi) locates majority of the parking behind the building and away from the street while screening the exposed parking with a combination of landscape and masonry walls;

notwithstanding anything in the By-law to the contrary, the following regulations shall apply:

i)	Front Yard Depth to Arterial Road (minimum)	4.0 meters (13.1) feet
ii)	Rear Yard Setback to Open Space (minimum)	13 meters (42.6 feet)
iii)	Height (maximum)	20 meters (65.6 feet)
iv)	Parking (minimum)	1 space per unit
v)	Parking for Affordable Units (minimum)	0.33 space per unit
vi)	Density (maximum)	124 units per hectare (100 dwelling units)

b) Section 4.3 iv) - Site Specific Bonus Provisions is amended by deleting the current bonus zone (B-40) and replacing it with the new Bonus Zone outlined above in recommendation a); and,

c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the change in parking is minor in nature, the existing conditions plan circulated in the Notice of Application and Notice of Revised Application and Notice of Public Meeting accurately reflect the existing condition of the site, and no development or site alteration is proposed;

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

- J. McGuffin, Monteith Brown Planning Consultants;

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

- the recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement, 2020, which encourages development to occur within settlement areas and land use patterns that provide for a range of uses and opportunities that will meet the needs of current and future residents;
- the recommended zoning conforms to the in-force policies of The London Plan, including, but not limited to, the Neighbourhood Place Type, City Building and Design, Our Tools, and all other applicable London Plan policies; and,
- the recommended amendment secures units for affordable housing through the Bonus Zone. (2022-D09/D14)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: S. Lewis

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Turner
Seconded by: S. Lewis

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 (ADDED) 2nd Report of the Community Advisory Committee on Planning

Moved by: S. Turner
Seconded by: S. Lewis

That, the following actions be taken with respect to the 2nd Report of the Community Advisory Committee on Planning, from its meeting held on June 15, 2021:

a) the Planning and Environment Committee BE ADVISED of the following with respect to the Public Meeting and Revised Application Notice, dated June 1, 2022, from S. Wise, Senior Planner for Revised

Official Plan and Zoning By-law Amendments, related to the properties located at 84-86 St. George Street and 175-197 Ann Street:

i) the revised application does not address the outstanding heritage concerns about the site; and,
ii) the Community Advisory Committee on Planning continues to support the previous recommendation to designate the properties located at 84-86 St. George Street and 175-197 Ann Street as heritage resources under the *Ontario Heritage Act*;

b) the Planning and Environment Committee BE ADVISED that the London Community Advisory Committee on Planning (CACP) received a staff report, dated June 15, 2022, with respect to the Designation of 6092 Pack Road under Section 29 of the Ontario Heritage Act and the CACP supports the staff recommendation to designate the above-noted property to be of cultural heritage value or interest; and,

c) clauses 1.1, 3.1, 3.3, 4.1, 5.2 and 65.1 BE RECEIVED for information.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 9:15 PM.

Community and Protective Services Committee

Report

8th Meeting of the Community and Protective Services Committee
June 21, 2022

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

ALSO PRESENT: Councillor J. Bunn and J. Taylor

Remote Attendance: Councillors J. Fyfe-Millar, S. Lewis, J. Morgan, M. van Holst; L. Livingstone; R. Armistead, C. Cooper, S. Corman, J. Davison, K. Dickins, A. Dunbar, Chief L. Hamer, Deputy Chief R. Hayes, M. Hefferton, Deputy Chief M. Hepditch, Deputy Chief A. Hunt, O. Katolyk, S. Mathers, N. Musicco, K. Pawelec, S. Stafford, Vanetia R., B. Westlake-Power

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

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Hillier disclosed a pecuniary interest in clause 5.1 of this Report, having to do with the Deferred Matters List, specifically item number 1 on the list, by indicating that his family also hosts a five day event.

2. Consent

Moved by: S. Hillier
Seconded by: M. Hamou

Motion to approve Items 2.1, 2.2 and 2.5.

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

Motion Passed (6 to 0)

2.1 Update on Implementation of the Giwetashkad Indigenous Homelessness Strategic Plan

Moved by: S. Hillier
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated June 21, 2022,with respect to an update on the Giwetashkad Indigenous Homelessness Strategic Plan, BE RECEIVED. (2022-S14/S15)

Motion Passed

2.2 Single Source Procurement of Cultural Arts Restoration Services - SS-2022-176

Moved by: S. Hillier
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with

respect to the staff report, dated June 21, 2022, related to a Single Source Procurement of Cultural Arts Restoration Services SS-2022-176:

a) that a single source procurement award for specialized cultural arts restoration services BE APPROVED to Conservation of Sculptures, Monuments and Objects (CSMO) as per The Corporation of the City of London's Procurement Policy, Section 14.4 d) and e), at a total annual estimated cost of $190,000 (including HST) for the period of July 1, 2022 to June 30, 2024, with the opportunity to extend for four (4) additional two (2) year terms;

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in part a) above; and,

c) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract in relation to the subject matter of this approval. (2022-R08)

Motion Passed

2.5 Zoning By-law Patio Review

Moved by: S. Hillier
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated June 21, 2022, related to the Zoning By-law Patio Review:

a) the above-noted report BE RECEIVED; and,

b) a public participation meeting BE HELD at a future meeting of the Community and Protective Services Committee with respect to amending the regulations contained in Section 4.18(6) -Seasonal Outdoor Patios in the Z.-1 Zoning By-law, to allow for greater operational flexibility for local businesses.

Motion Passed

2.3 Fire Master Plan Action Plan

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

That, on the recommendation of the Fire Chief and with concurrence from the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated June 21, 2022, related to the Fire Master Plan Action Plan:

a) the Fire Master Plan Action Plan, as appended to the above-noted staff report, BE RECEIVED;

b) the Civic Administration BE DIRECTED to take the necessary actions to update the existing Establishing and Regulating By-law and report back at a future meeting of the Community and Protective Services Committee; and,

c) the Civic Administration BE DIRECTED to proceed with implementation of the Fire Master Plan Action Plan; it being noted that implementation will be subject to funding approval through future multi-year budget processes. (2022-P03)

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

Motion Passed (6 to 0)

2.4 "RentSafeTO" Program and Complaint Process Improvements

That, on the recommendation of the Deputy City Manager, Planning and Economic Development the staff report, dated June 21, 2022, with respect to the “RentSafeTO” Program and Complaint Process Improvements, BE RECEIVED; it being noted that the communication, as appended to the Added Agenda, from S. Trosow, and the verbal delegation from D. Devine, with respect to this matter, were received. (2022-C10)

Motion Passed

Voting Record:

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

Motion to approve the delegation request from D. Devine, to be heard at this meeting.

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

Motion Passed (6 to 0)

Moved by: J. Helmer
Seconded by: S. Hillier

That the Civic Administration BE DIRECTED to bring forward a business case that would provide for the implementation of a Rent Safe London Housing Enforcement Program, for consideration during the next multi-year budget development.

Yeas: (3): M. Cassidy, M. Salih, and J. Helmer

Nays: (3): M. Hamou, S. Hillier, and E. Holder

Motion Failed (3 to 3)

Moved by: J. Helmer
Seconded by: S. Hillier

Motion to approve that the staff report, dated June 21, 2022, with respect to the "RentSafe TO" Program and Complaint Process Improvements, be received.

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

Motion Passed (6 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 REQUEST FOR DELEGATION STATUS - Permission to Use Gibbons Park for an Event - J. Scott-Pearse

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

That the verbal delegation, from J. Scott-Pearse, with respect to a request for permission to use Gibbons Park for an event, BE RECEIVED and NO ACTION BE TAKEN.

Yeas: (4): M. Cassidy, M. Hamou, S. Hillier, and E. Holder

Nays: (1): M. Salih

Absent: (1): J. Helmer

Motion Passed (4 to 1)

Voting Record:

Moved by: M. Hamou
Seconded by: S. Hillier

Motion to approve the delegation request from J. Scott-Pearse to be heard at this meeting.

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

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

That the Deferred Matters List for the Community and Protective Services Committee, as at June 13, 2022, BE RECEIVED.

Motion Passed

Voting Record:

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

Motion to receive Item number 1 on the Deferred Matters List for the Community and Protective Services Committee, as at June 13, 2022.

Yeas: (4): M. Cassidy, M. Salih, M. Hamou, and E. Holder

Recuse: (1): S. Hillier

Absent: (1): J. Helmer

Motion Passed (4 to 0)

Moved by: S. Hillier
Seconded by: M. Hamou

Motion to receive the Deferred Matters List for the Community and Protective Services Committee, as at June 13, 2022, with the exception of Item Number 1.

Yeas: (5): M. Cassidy, M. Salih, M. Hamou, S. Hillier, and E. Holder

Absent: (1): J. Helmer

Motion Passed (5 to 0)

6. Confidential

Moved by: M. Hamou
Seconded by: S. Hillier

That the Community and Protective Services Committee convene In Closed Session for the purpose of considering the following:

6.1. Confidential Information Supplied by Canada

A matter pertaining to information explicitly supplied in confidence to the municipality by Canada.

Yeas: (5): M. Cassidy, M. Salih, M. Hamou, S. Hillier, and E. Holder

Absent: (1): J. Helmer

Motion Passed (5 to 0)

The Community and Protective Services Committee convened In Closed Session from 6:14 PM to 6:19 PM.

7. Adjournment

The meeting adjourned at 6:22 PM.

Strategic Priorities and Policy Committee

Report

10th Meeting of the Strategic Priorities and Policy Committee
June 22, 2022

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

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

Remote Attendance: L. Livingstone, A. Barbon, B. Card, C. Cooper, P. Cooper, C. Crossman, J. Davison, S. Mathers, V. Morgado, M. Schulthess, E. Skalski, C. Smith, J. Stanford, A. Thompson, B. Warner, R. Wilcox

The meeting is called to order at 4:01 PM; it being noted that the following members were in remote attendance: M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, P. Van Meerbergen, E. Peloza, S. Hillier.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 2021 Performance Report and May 2022 Semi-Annual Progress Report

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

That, on the recommendation of the City Manager, the report including the 2021 Performance Report, May 2022 Semi-Annual Progress Report as appended to the staff report dated June 22, 2022, BE RECEIVED for information.

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

Motion Passed (15 to 0)

3. Scheduled Items

3.1 Not to be heard before 4:05 PM - Housing Development Corporation (HDC) - 2021 Annual General Meeting of the Shareholder Annual Resolutions

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

That the following actions be taken with respect to the Housing Development Corporation:

a) on the recommendation of the City Manager, the Independent Auditor's Report of KPMG LLP for the Shareholder of Housing Development Corporation, London, dated December 31, 2021, BE RECEIVED;

b) the presentation by M. Espinoza, CEO, Housing Development Corporation BE RECEIVED;

c) the 2021 Financial Statements BE RECEIVED; and,

d) the 2021 Update on Strategic Area of Focus BE RECEIVED.

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

Motion Passed (15 to 0)

3.2 Not to be heard before 4:05 PM - London and Middlesex Community Housing Inc. (LMCH) - 2021 Annual General Meeting of the Shareholder Annual Resolutions

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

That the following actions be taken with respect to the London & Middlesex Community Housing:

a) on the recommendation of the City Manager, the proposed by-law as appended to the staff report dated June 22, 2022 as Appendix “A” entitled “A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc.”, BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022;

b) the presentation by P. Chisholm, CEO, London & Middlesex Community Housing BE RECEIVED;

c) the 2021 Annual Report BE RECEIVED; and,

d) the 2021 Financial Statements BE RECEIVED.

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

Motion Passed (15 to 0)

4. Items for Direction

4.1 London Community Recovery Network – Recovery Funding Business Cases

Moved by: M. van Holst
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 staff report dated June 22, 2022 related to the London Community Recovery Network (LCRN) – Recovery Funding Business Cases:

a) LCRN Business Cases: A through C BE RECEIVED;

b) the following funding requests BE APPROVED:

i) Business Case #1: Estimating the Size of the Gig Labour Market in London and Area;

ii) Business Case #2: London City of Music Expo; and,
iii) Business Case #3: City of Music Conference and Events; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required by the City Solicitor, to implement the approved noted in part b) above.

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

Absent: (1): P. Van Meerbergen

Motion Passed (14 to 0)

5. Deferred Matters/Additional Business

None.

5.1 (ADDED) Delegation - London: A Place to Call Home - Mike Wallace, Executive Director, London Development Institute (LDI)

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

That the presentation, and associated report, from M. Wallace and J. Zaifman, of London Development Institute and London Home Builders Association, respectively, with respect to “London: A Place to Call Home”, BE FORWARDED to the Civic Administration for review, with a request to provide a report back to the appropriate standing committee.

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

Absent: (2): J. Morgan, and P. Van Meerbergen

Motion Passed (13 to 0)

6. Confidential (Enclosed for Members only.)

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

That the Strategic Priorities and Policy Committee convenes in Closed Session to consider the following:

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

A matter pertaining to the proposed acquisition or 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.

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

Absent: (2): J. Morgan, and P. Van Meerbergen

Motion Passed (13 to 0)

The Strategic Priorities and Policy Committee convenes in Closed Session from 6:09 PM to 6:42 PM.

7. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:46 PM.

Corporate Services Committee
Report

10th Meeting of the Corporate Services Committee
June 20, 2022

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

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

Remote Attendance: Councillors S. Hillier, M. van Holst; L. Livingstone, A. Barbon, G. Belch, B. Card, J. Dann, J. Davies, J. Davison, K. Dickins, K. Murray, M. Schulthess, B. Warner.

The meeting is called to order at 12:00 PM: it being noted that Mayor E. Holder was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: M. Cassidy
Seconded by: M. Hamou

That Consent Items 2.1 and 2.3 BE APPROVED.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

2.1 Recent Legislative Changes

Moved by: M. Cassidy
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Enterprise Supports that the staff report dated June 20, 2022 regarding recent legislative changes BE RECEIVED for information purposes.

Motion Passed

2.3 Amendments to Members of Council Proof of COVID-19 Vaccination Policy

Moved by: M. Cassidy
Seconded by: M. Hamou

That on the recommendation of the City Clerk, the proposed by-law as appended to the staff report dated June 20, 2022 to amend the “Members of Council Proof of COVID-19 Vaccination Policy”, BE INTRODUCED at the Municipal Council Meeting to be held on July 5, 2022.

Motion Passed

2.2 Special Projects and New Initiatives Reserve Fund Rationalization Report

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 Special Projects and New Initiatives Reserve Fund Rationalization Report:

a) the Special Projects and New Initiatives Reserve Fund Rationalization Report BE RECEIVED for information; noting that reserve fund targets established in accordance with the authority provided to the City Treasurer in the Council approved Reserve and Reserve Fund Policy are presented in Appendix "B" as appended to the staff report dated June 20, 2022;

b) the Special Projects and New Initiatives Reserve Funds to be maintained, listed in Appendix "B", BE APPROVED;

c) the Special Projects and New Initiatives Reserve Fund by-laws as appended to the staff report as revised Appendix "D", BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022; and,

d) the Civic Administration BE AUTHORIZED to take all actions necessary to implement the changes outlined in the report.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 Application - Issuance of Proclamation - Make Canada Gold

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

That based on the application dated May 20, 2022 from Childhood Cancer Canada, September 1, 2022 BE PROCLAIMED as Make Canada Gold.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

4.2 Application - Issuance of Proclamation - Srebrenica Genocide Remember Day

Moved by: M. Cassidy
Seconded by: M. Hamou

That based on the application dated June 6, 2022 from Institute for Research of Genocide Canada Bosnian Canadian Islamic Centre London, July 11, 2022 BE PROCLAIMED as Srebrenica Genocide Remember Day.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 (ADDED) Restricted Acts of Council after Nomination Day and Voting Day

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

That, on the recommendation of the Deputy City Manager, Legal Services, the proposed by-law as appended to the staff report dated June 20, 2022 BE INTRODUCED at the Municipal Council meeting of July 5, 2022, to delegate certain authority, should the Municipal Council's actions be restricted after Nomination Day or Voting Day 2022.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

5.2 (ADDED) Mayor's New Year's Honour List Policy

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

That, the attached revised by-law BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022 to amend By-law No. CPOL.-18-214, as amended, being "Mayor's New Year's Honour List Policy", to update the nominating bodies for each category and increase the number of Distinguished Londoners to six (6) to be recognized annually.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

6. Confidential (Enclosed for Members only.)

Moved by: J. Fyfe-Millar
Seconded by: E. Holder

That the Corporate Services Committee convenes in Closed Session to consider the following:

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

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

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

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

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

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

6.4. 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.

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

6.6. Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to the full expropriation of property located at 73 Wharncliffe Road South, including matters before administrative tribunals, affecting the municipality or local board, namely a claim filed with the OLT-22-002478; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 73 Wharncliffe Road South; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation in connection with the expropriation of a property located at 73 Wharncliffe Road South.

Yeas: (6): S. Lewis, M. Cassidy, J. Morgan, M. Hamou, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

The Corporate Services Committee convenes in Closed Session from 12:34 PM to 1:20 PM.

7. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 1:23 PM.

Bill No. [to be completed by Clerks]
2022

By-law No. CPOL.-[to be completed by Clerks]

A by-law to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy” to update the nominating bodies for each category.

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

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

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy”, to update the nominating bodies for each category, and increase the number of potential recognitions of Distinguished Londoner.

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

1. Section 4.2 “Nominating Committees/Organizations” is hereby amended to read as follows:

“4.2 Nominating Committees/Organizations
The following Committees/Organizations shall nominate individuals in the respective categories:

a) Accessibility – Accessibility Community Advisory Committee

b) Age Friendly – Age Friendly London Network

c) Arts – London Arts Council

d) Diversity and Race Relations – Diversity, Inclusion and Anti-Oppression Community Advisory Committee

e) Environment – Environmental Stewardship and Action Community Advisory Committee

f) Heritage – Community Advisory Committee on Planning

g) Housing – Community and Protective Services Committee

h) Humanitarianism – Diversity, Inclusion and Anti-Oppression Community Advisory Committee

i) Safety & Crime Prevention – Community and Protective Services Committee

j) Sports – London Sports Council

k) Distinguished Londoner – Each Council Member may submit one (1) name to the Mayor for consideration. The Mayor may select up to six (6) individuals for recommendation to Municipal Council.”

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

PASSED in Open Council on [to be completed by Clerks].

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – [to be completed by Clerks]
Second Reading – [to be completed by Clerks]
Third Reading – [to be completed by Clerks]

Civic Works Committee

Report

9th Meeting of the Civic Works Committee
June 21, 2022

PRESENT: Councillors E. Peloza (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: Councillors M. Hamou, S. Hillier, and S. Lewis; G. Belch, S. Corman, D. Freeman, J. Freeman, M. Losee, D. MacRae, A. Miller, A. Rammeloo, J. Skimming, J. Stanford, and B. Westlake-Power

The meeting was called to order at 12:00 PM with Councillor E. Peloza 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

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

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

That Items 2.1 and 2.4 BE APPROVED.

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)

2.1 Appointment of Consulting Engineers for the Infrastructure Renewal Program

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 21, 2022, related to the appointment of consulting engineers for the Infrastructure Renewal Program:

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

i) MTE Consultants BE APPOINTED consulting engineers to complete the pre-design, detailed design, and construction administration of Assignment A, Foster Avenue from Oxford Street to Edinburgh Street, in the total amount of $290,236.32, including contingency, excluding HST;

ii) Spriet Associates BE APPOINTED consulting engineers to complete the pre-design, detailed design, and construction administration of Assignment B, Platts Lane from Oxford Street to Cherryhill Place, in the total amount of $415,712.00, including contingency, excluding HST;

iii) Dillon Consulting Limited BE APPOINTED consulting engineers to complete the pre-design, detailed design, and construction administration of Assignment C, Regent Street from Maitland Street to Colborne Street and Fraser Avenue from Regent Street to Huron Street reconstruction, in the total amount of $478,167.58, including contingency, excluding HST;

iv) GM BluePlan Engineering Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of Assignment D, Leonard Street from Burdick Place to Second Street and Second Street from South of Leonard Avenue to North of Pottersburg Creek reconstruction, in the total amount of $294,074.00, including contingency, excluding HST;

v) AECOM Canada Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of Assignment E, York Street from Clarence Street to Colborne Street reconstruction, in the total amount of $498,875.00, including contingency, excluding HST;

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

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

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

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-A05)

Motion Passed

2.4 Updates: Blue Box Transition and Next Steps

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 21, 2022, related to the Blue Box transition process:

a) the proposed by-law, as appended to the above-noted staff report, being “A by-law to authorize the Deputy City Manager, Environment and Infrastructure to respond to requests for proposals, negotiate and enter into any new service agreements or amending existing City of London service agreements with any Producer Responsibility Organization(s) registered with the Resource Productivity Recovery Authority, and/or their designate”, BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022;

b) the Civic Administration BE DIRECTED to report back at a future meeting of the Civic Works Committee with the outcome of negotiations and any executed contract(s) that occur with registered Producer Responsibility Organizations and/or their designate pursuant to clause a) above;

c) the Deputy City Manager, Environment and Infrastructure and/or their designate BE DIRECTED to enter into discussions with the Producer Responsibility Organization responsible for London and area and/or their

designate, on their potential interest in using any of the City of London's recycling related infrastructure and assets in particular the City-owned Material Recovery Facility during the transition phase (July 1, 2023 to December 31, 2025) and post-transition phase (2026 and beyond) for operational efficiency purposes, economic opportunities, job creation opportunities, and how costs associated with existing capital and new capital investment would be paid, leased and/or shared; and,

d) the Civic Administration BE DIRECTED to report back at a future meeting of the Civic Works Committee with the next steps for City of London's Blue Box related infrastructure and assets in particular the City-owned Material Recovery pursuant to clause c) above. (2022-E07)

Motion Passed

2.2 Participation in Canadian Home Builders' Association Project - Towards Cost-Effective Net-Zero Energy Ready Residential Renovations

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure and the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated June 21, 2022, BE INTRODUCED at the Municipal Council meeting to be held on July 5, 2022, to authorize and approve a Memorandum of Understanding between the Canadian Home Builders' Association and The Corporation of the City of London and to authorize the Mayor and the City Clerk to execute the Memorandum of Understanding. (2022-D04)

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)

2.3 Updates: Green Bin Program Implementation

Moved by: J. Fyfe-Millar
Seconded by: M. van Holst

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated June 21, 2022, related to the Green Bin Program Implementation updates BE RECEIVED for information. (2022-E07)

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)

3. Scheduled Items

None.

4. Items for Direction

4.1 Participation in Provincial Cargo E-bike Pilot

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 21, 2022, related to the City of London's potential participation in the Province of Ontario's Cargo E-bike pilot program:

a) the above-noted staff report BE RECEIVED for information;

b) the Civic Administration BE AUTHORIZED to advise the Province of Ontario that the City of London will be participating in both the commercial and personal components of the Cargo E-bike Pilot Program;

c) the Civic Administration BE AUTHORIZED to update relevant municipal by-laws to incorporate cargo e-bikes for personal use and to bring back the proposed by-law amendments to a future meeting of the Civic Works Committee; and,

d) the Civic Administration BE AUTHORIZED to develop a commercial use cargo e-bike pilot program, including licencing, permitting and by-law amendments and bring back a staff report related to this matter to a future meeting of the Civic Works Committee. (2022-T10)

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)

4.2 Participation in Provincial E-scooter Pilot

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

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated June 21, 2022, related to the City of London's participation in the Province of Ontario's electric kick-style e-scooter pilot:

a) the above-noted staff report BE RECEIVED for information;

b) the Civic Administration BE AUTHORIZED to advise the Province of Ontario that the City of London will be participating in the personal e-scooter portion of the Provincial pilot, subject to approval of Municipal Council, and will not be participating in the e-scooter share program; it being noted that the Provincial pilot ends December 2024;

c) the Civic Administration BE AUTHORIZED to update relevant municipal by-laws to incorporate e-scooters for personal use and bring back a staff report of proposed by-law amendments to a future meeting of the Civic Works Committee and the Civic Administration BE DIRECTED to consider suggestions from the communications and comments from the delegations heard by the Civic Works Committee, with respect to the Participation in Provincial E-scooter Pilot, as they prepare the appropriate by-law amendments;

d) the Civic Administration BE DIRECTED to monitor other municipalities involved with the Provincial e-scooter share program for the purpose of obtaining details pertinent to such plans as the Climate Emergency Action Plan, Mobility Master Plan, and The London Plan; and,

e) the delegations heard by the Civic Works Committee and communications, with respect to the Participation in Provincial E-scooter Pilot, BE RECEIVED;

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

- V. Lubrano III; and,
- S. Elford. (2022-T10)

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)

Voting Record:

Moved by: J. Fyfe-Millar
Seconded by: M. van Holst

That the request for delegation status from the following individuals BE APPROVED:

- D. Lepofsky;
- C. Schafer;
- A. Husain; and,
- T. Nolan;

it being noted that W. Antle withdrew their request for delegation status as per the attached communication.

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)

Moved by: J. Fyfe-Millar
Seconded by: M. van Holst

That the delegations heard by the Civic Works Committee and communications, with respect to the Participation in Provincial E-scooter Pilot, 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)

Moved by: P. Van Meerbergen
Seconded by: M. van Holst

That part c) BE AMENDED by adding the following, "the Civic Administration be directed to consider suggestions from the communications and comments from the delegations heard by the Civic Works Committee, with respect to the Participation in Provincial E-scooter Pilot, as they prepare the appropriate by-law amendments".

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)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: J. Fyfe-Millar
Seconded by: P. Van Meerbergen

That the Civic Works Committee Deferred Matters List as at June 13, 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. Adjournment

Moved by: P. Van Meerbergen
Seconded by: J. Fyfe-Millar

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 2:25 PM.

From: Wayne Antle
Sent: Tuesday, June 21, 2022 8:50 AM
To: Pascual, Audrey <apascual@london.ca>
Subject: [EXTERNAL] Re: ZOOM - Civic Works Committee - June 21, 12:00PM

Unfortunately, I will not be able to make this meeting this morning. Therefore, you can remove me from your delegation request list.

Sorry for the short notice.

Wayne Antle

Audit Committee

Report

3rd Meeting of the Audit Committee
June 15, 2022

PRESENT: Deputy Mayor J. Morgan (Chair), M. van Holst, J. Helmer, S. Turner, L. Higgs

ALSO PRESENT: A. Job and M. Schulthess.

Remote Staff Attendance: L. Livingstone, A. Barbon, B. Card, I. Collins, K. denBok (KPMG), K. Dickins, D. Jaswal (MNP), P. Racco (MNP), M. Redden (KPMG), G. Rodrigues (MNP), S. Swance, P. Yeoman.

The meeting is called to order at 12:00 PM; it being noted that the following were in remote attendance: Councillors M. van Holst, J. Helmer, S. Turner; and L. Higgs.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

None.

4. Items for Direction

4.1 2021 Financial Audit

That the following actions be taken:

a) the 2021 Financial Report of The Corporation of the City of London BE RECEIVED; it being noted that the Audit Committee received a presentation from the Director, Financial Services with respect to this matter; and,

b) the Audit Findings Report as prepared by KPMG for the year ending December 31, 2021, BE RECEIVED; it being noted that the Audit Committee received a presentation from KPMG with respect to this matter.

Motion Passed

4.2 Presentation - Internal Audit Plan - MNP

That the presentation from MNP, with respect to the internal audit plan BE RECEIVED.

Motion Passed

4.3 Internal Audit Charter - MNP

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

Motion Passed

4.4 Internal Audit Follow-Up Activities Dashboard as of June 6, 2022 - MNP

That the communication on the agenda and the revised communication on the added agenda from MNP, with respect to the internal audit follow up activities dashboard as of June 6, 2022 and June 10, 2022 BE RECEIVED.

Motion Passed

5. Deferred Matters/Additional Business

None.

6. Adjournment

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 1:04 PM.

Bill No. 258
2022

By-law No. A.-_____-___

A by-law to confirm the proceedings of the Council Meeting held on the 5th day of July, 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 July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 259
2022

By-law No. A.-_____

A by-law to establish the Animal Services Reserve Fund and to repeal and replace By-law No. A.-8011-185 being “A by-law to establish the Animal Welfare Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Animal Services Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for animal care and control programs and initiatives including but not limited to; the cost of construction of new off-leash dog parks, the maintenance of existing off-leash dog parks, etc.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. annual animal license net revenues.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Planning and Economic Development, or their designates shall be given for expenses less than $100,000 and, the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies

standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-8011-185 being “A by-law to establish the Animal Welfare Reserve Fund.”, passed by Municipal Council on September 15, 2020, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 260
2022

By-law No. A.-_____

A by-law to establish the Child Care and Ealy Childhood Development Reserve Fund and to repeal and replace By-law No. A.-6945-139, as amended, being “A by-law to establish the Child Care and Early Childhood Development Reserve Fund”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

AND WHEREAS the City of London is designated as the delivery agent for the geographic areas of the City of London and the County of Middlesex under the Child Care and Early Years Act, 2014, S.O 2014, c.11, sched.1;

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

1. A reserve fund is hereby established entitled the "Child Care and Early Childhood Development Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London as the service system manager responsible for the prescribed services as mandated under the Child Care and Early Years Act to provide for the development of sustainable child care and early childhood development services through investments in local priorities that address unmet child care service needs in the geographic area of the City of London and the County of Middlesex.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Social and Health Development, or their designates shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are

deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-6945-139, as amended, being “A by-law to establish the Child Care and Early Childhood Development Reserve Fund.”, passed by Municipal Council on April 16, 2013, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 261
2022

By-law No. A.-_____

A by-law to establish the Community Improvement Program Reserve Fund and to repeal By-law No. A.-6868-272 being “A by-law to establish the Community Improvement Program – Grant Reserve Fund” and repeal and replace By-law No. A.-6867-271 being “A by-law to establish the Community Improvement Program – Loan Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Community Improvement Program Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by the Corporation of the City of London for Municipal Council adopted financial incentive programs available in Community Improvement Project Areas approved pursuant to Section 28 of the Planning Act.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or, Municipal Council, e.g. loan repayments, interest earned under CIP programs, etc.

4. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

5. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided

that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

6. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

7. By-law No. A.-6868-272 being “A by-law to establish the Community Improvement Program – Grant Reserve Fund”, passed by Municipal Council on September 18, 2012, is hereby repealed.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 262
2022

By-law No. A.-_____

A by-law to establish the Dearness Home Gift Reserve Fund and to repeal and replace By-law No. A.-8013-187 being “A by-law to establish the Dearness Home Gift Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Dearness Home Gift Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of Dearness Home operations, or as otherwise stipulated by donor agreements.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
   i. Municipal Council approved tax supported multi-year budget contributions;
   ii. Municipal Council approved annual surplus contributions, if any;
   iii. City Treasurer approved tax supported Assessment Growth contributions; and
   iv. Other non-tax supported contributions as approved by the City Treasurer, and/or Municipal Council, e.g. third party donations.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Social and Health Development, or their designates shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and

form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-8013-187 being “A by-law to establish the Dearness Home Gift Reserve Fund.”, passed by Municipal Council on September 15, 2020, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 263
2022

By-law No. A.-_____

A by-law to establish the Economic Development Reserve Fund and to repeal and replace By-law No. A.-7729-217 being “A by-law to establish the Economic Development Reserve Fund and to repeal and replace By-law A.-6514-123 being “A by-law to establish the Economic Development Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Economic Development Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to fund initiatives/projects that support economic development, including but not limited to creation of long-term employment, within the City of London as well as Municipal Council's approved Strategic Plan as follows:

a. One-time initiatives/projects; or

b. Initiatives/projects that require a temporary source of financing not to exceed four years. Should Municipal Council choose to deliver an initiative/project on a permanent basis, transition plans must identify permanent sources of financing to commence no later than the fifth year.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approval of the City Treasurer or designate shall be given for expenses less than $100,000 and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-7729-217 being “A by-law to establish the Economic Development Reserve Fund and to repeal and replace By-law A.-6514-123 being “A by-law to establish the Economic Development Reserve Fund.”, passed by Municipal Council on June 12, 2018, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 264
2022

By-law No. A.-_____

A by-law to establish the Golf Course Reserve Fund.

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Golf Course Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the development and redevelopment of golf courses owned and operated by The Corporation of the City of London and for the acquisition and replacement of vehicles and equipment required for the operation of said golf courses.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. annual golf net revenues

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Neighbourhood and Community-Wide Services, or their designates shall be given for expenses less than $100,000 and, the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies

standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 265
2022

By-law No. A.-_____

A by-law to establish the Municipal Election Reserve Fund and to repeal and replace By-law No. A.-8014-188 being “A by-law to establish the Municipal Election Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Municipal Election Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of municipal elections.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
   i. Municipal Council approved tax supported multi-year budget contributions;
   ii. Municipal Council approved annual surplus contributions, if any;
   iii. City Treasurer approved tax supported Assessment Growth contributions; and
   iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Legal Services, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided

that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-8014-188 being “A by-law to establish the Municipal Election Reserve Fund.”, passed by Municipal Council on September 15, 2020, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 266
2022

By-law No. A.-_____

A by-law to establish the Affordable Housing Reserve Fund and to repeal and replace By-law No. A.-6040-646 being “A by-law to establish the New Affordable Housing Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Affordable Housing Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for:

a. Municipal incentives for new affordable housing development programs such as capital grants, funds to offset cost of development charges and building permit fees, additional rent supplement and property tax incentives.

b. Capital funding support for not-for-profit housing providers, private sector housing providers, the City of London and partnerships between not-for-profit housing providers, private sector organizations, the City of London for the development of housing for low income and special needs households.

c. The cost of acquiring land and property in advance of projected housing needs; including provision for any operating costs associated with maintaining the subject land and property until the future housing use is determined. Proceeds from the sale of any land acquired via this reserve fund for the purposes of housing needs shall be recontributed to this fund.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and the Deputy City Manager, Planning and Economic Development, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law A.-6040-646 being “A by-law to establish the New Affordable Housing Reserve Fund.”, passed by Municipal Council on October 23, 2006, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 267
2022

By-law No. A.-_____

A by-law to establish the Cultural Prosperity Reserve Fund.

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Cultural Prosperity Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the implementation of London’s Cultural Prosperity Plan and applicable policies including but not limited to; municipal heritage, culture, art, and inclusion initiatives including activities, events, programs, and assets.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. third party donations

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Neighbourhood and Community-Wide Services, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and

form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 268
2022

By-law No. A.-_____

A by-law to establish the Horton Street Environmental Reserve Fund and to repeal and replace By-law No. A.-7199-364 being “A by-law to establish the PUC Environmental Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A Reserve fund is hereby established to be known as the Horton Street Environmental Reserve Fund (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London for the purposes of investigation, remediation, restoration and any other related costs with respect to the coal tar affected lands held by the City of London.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
   i. Municipal Council approved tax supported multi-year budget contributions;
   ii. Municipal Council approved annual surplus contributions, if any;
   iii. City Treasurer approved tax supported Assessment Growth contributions; and
   iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. third party donations

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approval of the City Treasurer, or designate shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and

form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-7199-364 being “A by-law to establish the PUC Environmental Reserve Fund.”, passed by Municipal Council on November 11, 2014, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 269
2022

By-law No. A.-_____

A by-law to establish the Automated Enforcement Reserve Fund and to repeal and replace By-law No. A.-8018-192 being “A by-law to establish the Red Light Camera Program Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Automated Enforcement Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for the cost of the Red Light Camera Program, Automated Speed Enforcement Program and other road safety initiatives.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. annual red light camera net revenues, automated speed enforcement net revenues.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Environment and Infrastructure, or designates shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided

that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-8018-192 being “A by-law to establish the Red Light Camera Program Reserve Fund.”, passed by Municipal Council on September 15, 2020, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 270
2022

By-law No. A.-_____

A by-law to establish the Social Housing Reserve Fund

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Social Housing Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to provide for major capital repairs and upgrades to maintain existing social housing units managed by non-profit and co-op housing providers.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Municipal Council approved tax supported multi-year budget contributions;
ii. Municipal Council approved annual surplus contributions, if any;
iii. City Treasurer approved tax supported Assessment Growth contributions; and
iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Planning and Economic Development, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and

form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 271
2022

By-law No. A.-_____

A by-law to establish the Social Services Reserve Fund and to repeal and replace By-law No. A.-7194-350 being “A by-law to establish the Social Services Reserve Fund and to repeal the Consolidated Verification Process Reserve Fund, By-law A.-5955-26.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Social Services Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London for local priorities that address unmet human services needs in London through initiatives that support employment, homelessness, health, life stabilization, social services improvements and that supplement outcomes mandated under the Ontario Works program.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
   i. Municipal Council approved tax supported multi-year budget contributions;
   ii. Municipal Council approved annual surplus contributions, if any;
   iii. City Treasurer approved tax supported Assessment Growth contributions; and
   iv. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Social and Health Development, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-7194-350 being “A by-law to establish the Social Services Reserve Fund and to repeal the Consolidated Verification Process Reserve Fund, By-law A.-5955-26.”, passed by Municipal Council on October 14, 2014, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 272
2022

By-law No. A.-_____

A by-law to establish the Tourism Infrastructure Reserve Fund and to repeal and replace By-law No. A.-7756-262 being “A by-law to establish the Tourism Infrastructure Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Tourism Infrastructure Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to fund tourism related infrastructure projects of the City and its related agencies, boards or commissions, including but not limited to; creating or improving venue capacity and sustainability, and leveraging private sector and other government capital investment.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. 50% of the proceeds from the Municipal Accommodation Tax, net of reasonable costs of collecting and administering the tax;
ii. Municipal Council approved tax supported multi-year budget contributions;
iii. Municipal Council approved annual surplus contributions, if any;
iv. City Treasurer approved tax supported Assessment Growth contributions; and
v. Other non-tax supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approval of the City Treasurer or designate shall be given for expenses less than $100,000 and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-7756-262 being “A by-law to establish the Tourism Infrastructure Reserve Fund.”, passed by Municipal Council on June 26, 2018, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 273
2022

By-law No. A.-_____

A by-law to establish the Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund and to repeal and replace By-law No. A.-6404-273 being “A by-law to establish the Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

AND WHEREAS Council has approved the funding for the Grants for Sump Pump, Sewage Ejector, and Storm Private Drain Connection By-law and directs any surplus funds from the grant program be retained for further grants under this program in a specific reserve.

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

1. A reserve fund is hereby established entitled the " Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London to fund the Grant Program for Sump Pump, Sewage Ejector, and Storm Private Drain Connection or other mechanisms or capital works to fund protection from basement flooding once the balance of the capital project for the current year has been exhausted.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:

i. Funds released from closing the annual capital project for the Grant Program for Sump Pump, Sewage Ejector and Storm Private Drain Connection. The funds shall be retained for the purpose of funding future basement flooding protection;
ii. Municipal Council approved rate supported multi-year budget contributions;
iii. Municipal Council approved annual surplus contributions, if any;
iv. Other non-rate supported contributions as approved by The City Treasurer, and/or Municipal Council.

4. The balance in the Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund shall not exceed $500,000, with any excess being transferred to the Sewage Works Reserve Fund.

5. The City Treasurer shall draw from the Fund all funds required to offset a deficit in the annual capital project for the current year per section 2 above. Before any monies are expended from the Fund for the purposes other than outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Environment and Infrastructure, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

6. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

7. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

8. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

9. By-law No. A.-6404-273 being “A by-law to establish the Sump Pump, Sewage Ejector and Storm PDC Grant Program Reserve Fund.”, passed by Municipal Council on August 31, 2009, is hereby repealed.

10. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 274
2022

By-law No. A.-_____

A by-law to establish the Lead Service Extension Replacement Loan Program Reserve Fund.

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Lead Service Extension Replacement Loan Program Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by the Corporation of the City of London to provide financial assistance in the form of loans to property owners under the terms of the Lead Service Extension Replacement Loan Program.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
   i. Municipal Council approved rate supported multi-year budget contributions;
   ii. Municipal Council approved annual surplus contributions, if any;
   iii. Other non-rate supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. loan repayments.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Environment and Infrastructure, or their designates shall be given for expenses less than $100,000, and the approval of Municipal Council shall be given for expenses equal to or greater than $100,000.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and

form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 275
2022

By-law No. A.-_____

A by-law to establish the Water Customer Assistance Reserve Fund and to repeal and replace By-law No. A.-6969-185 being “A by-law to establish the Water Customer Assistance Reserve Fund.”

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

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, S.O. 2001 C.25, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

AND WHEREAS it is desirable to establish reserve funds to provide for special projects and new initiatives of The Corporation of the City of London and its Agencies, Boards and Commissions, as required;

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

1. A reserve fund is hereby established entitled the "Water Customer Assistance Reserve Fund" (hereinafter called the "Fund").

2. The monies standing in the Fund shall be used by The Corporation of the City of London for the Customer Assistance Program; including but not limited to the Crisis Support Program, the Crisis Prevention Program, the Leak Allowance Program.

3. Contributions to the Fund shall be deposited by the City Treasurer or designate and consist of:
   i. Municipal Council approved rate supported multi-year budget contributions;
   ii. Municipal Council approved annual surplus contributions, if any;
   iii. Other non-rate supported contributions as approved by The City Treasurer, and/or Municipal Council, e.g. annual customer assistance program net revenues.

4. Before any monies are expended from the Fund for the purposes outlined in section 2 of this by-law, the approvals of the City Treasurer and Deputy City Manager, Environment and Infrastructure, or their designates shall be given.

5. The City Treasurer or designate may deposit the monies standing in the Fund into a special bank account or into a consolidated bank account into which are deposited the monies raised for other funds, and the earnings derived from the monies so deposited shall accrue to and form part of the Fund.

6. The City Treasurer, or designate, may invest the monies standing in the Fund in such securities as are permitted under subsection 418(1), of the Municipal Act, 2001, S.O. 2001, C.25, as amended, and in so doing, may consolidate the monies standing in the Fund with other funds that the City may hold from time to time provided that any earnings derived from the monies standing in the Fund shall be accrued to and

form part of the Fund as permitted under sections 418(3) and 418(4) of the Municipal Act, 2001, S.O. 2001, C.25, as amended.

7. Notwithstanding that provision may not be made by the Municipal Council in the budget estimates of the current or any subsequent year for contributions or drawdowns to the Fund, it shall continue and be maintained, and the Municipal Council shall always be taken as considering the Fund as necessary so long as this by-law continues in force.

8. By-law No. A.-6969-185 being “A by-law to establish the Water Customer Assistance Reserve Fund.”, passed by Municipal Council on June 11, 2013, is hereby repealed.

9. This By-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 276
2022

By-law No. A.-_____

A by-law to repeal By-law No. A.-6328-88, being “A by-law to establish the Creative City Reserve Fund”; By-law No. A.-8015-189 being “A by-law to establish the Official Plan Reserve Fund”; By-law No. A.-8016-190 being “A by-law to establish the Tree Bank Reserve Fund”; and By-law No. A.-6618-67, being “A by-law to provide for the Disconnection of Sewer Cross-Connection Loan Program Reserve Fund.”

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

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

AND WHEREAS subsection 10(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that a municipality may pass by-laws respecting the financial management of the municipality (paragraph 3) and services or things that the municipality is authorized to provide under subsection10(1) (paragraph 7);

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

1. By-law No. A.-6328-88, being “A by-law to establish the Creative City Reserve Fund” is hereby repealed.

2. By-law No. A.-8015-189 being “A by-law to establish the Official Plan Reserve Fund” is hereby repealed.

3. By-law No. A.-8016-190 being “A by-law to establish the Tree Bank Reserve Fund” is hereby repealed.

4. By-law No. A.-6618-67, being “A by-law to provide for the Disconnection of Sewer Cross-Connection Loan Program Reserve Fund” is hereby repealed.

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 277
2022

By-law No. A.-_____-____

A by-law to authorize the delegation of authority to the City Manager for certain acts of Council after Nomination Day for the 2022 Municipal Election, should the City Clerk determine that the incoming Council will include less than three quarters of the members of the outgoing Council.

WHEREAS Section 275 of the *Municipal Act, 2001,* S.O. 2001, c. 25., as amended (the "*Municipal Act*"), provides for restricted acts of the council of a local municipality after Nomination Day or after Voting Day during an election for a new council, upon the Clerk determining that the incoming council will include less than three quarters of the members of the outgoing council;

AND WHEREAS Section 275(3) of the *Municipal Act, 2001,* S.O. 2001, c. 25 restricts a council's ability to act on the following matters, subject to certain exceptions as provided for in Section 275(4) of the *Municipal Act, 2001,* S.O. 2001, c. 25 and emergencies as provided for in Section 274(4.1) of the *Municipal Act, 2001,* S.O. 2001, c. 25:

1) the appointment or removal from office of any officer of the municipality;
2) the hiring or dismissal of any employee of the municipality;
3) the disposition of any real or personal property of the municipality which has a value exceeding $50,000, at the time of disposal; and,
4) making any expenditure or incurring any other liability which exceeds $50,000;

AND WHEREAS Section 275(6) of the *Municipal Act, 2001,* S.O. 2001, c. 25 provides that notwithstanding the restrictions placed upon the acts of a council, a delegation of authority with respect to those acts may be made in advance of Nomination Day;

AND WHEREAS Section 23.1 of the *Municipal Act, 2001,* S.O. 2001, c. 25 provides that, subject to the limitations found in Sections 23.2 and 23.3 of the *Municipal Act, 2001,* S.O. 2001, c. 25*,* a council may delegate its authority;

AND WHEREAS Council delegates any authority pursuant to this by-law in accordance with Schedule "G" of By-law A.-6151-17 "Council Policy By-law", as amended from time to time;

AND WHEREAS Council deems it expedient to delegate authority to the City Manager of The Corporation of the City of London for certain acts of Council after Nomination Day or after Voting Day for the 2022 Municipal Election in the event the City Clerk determines that the incoming Council will include less than three quarters of the members of the outgoing Council, and until such time as the incoming Council takes office;

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

PART 1 – SHORT TITLE

1.1 This by-law may be also referred to as the Restricted Acts of Council 2022 By-law.

PART 2 – DEFINITIONS

2.1 In this by-law:

“City” means The Corporation of the City of London;

“City Manager” means the City Manager for the City;

“Council” means the Municipal Council of the City;

“Municipality” means the City;

PART 3 - THE DISPOSITION OF ANY REAL OR PERSONAL PROPERTY OF THE MUNICIPALITY WHICH HAS A VALUE EXCEEDING $50,000 AT THE TIME OF DISPOSITION

3.1 Those actions identified in:

a) Schedule A – Sale and Disposition of Land Policy, to Council Policy By-law No. A.-6151-17; or

b) Schedule C – Procurement of Goods and Services Policy, to Council Policy By-law No. A.-6151-17;

that would otherwise be performed by Council, shall be delegated to the City Manager in those cases where the timely disposition of real or personal property which has a value exceeding $50,000 at the time of disposition, is adjudged by the City Manager to be necessary or advantageous.

3.2 The City Manager shall be authorized to approve the execution of any agreements or other documents required to give effect to any disposition identified under the authority delegated in Part 4.1, above, and to authorize the Mayor and City Clerk to execute any agreements to effect same, in consultation with the Deputy City Manager, Legal Services, where approval of Council would otherwise be required.

3.3 Without limiting the generality of the foregoing, the City Manager shall be authorized to approve the execution of the agreements listed in Schedule 1 to this By-law, where, in the absence of this By-law, approval would be required by Council.

PART - 4 MAKING ANY EXPENDITURE OR INCURRING ANY OTHER LIABILITY WHICH EXCEEDS $50,000

4.1 Those actions identified in:

a) Schedule C – Procurement of Goods and Services Policy, to Council Policy By-law No. A.-6151-17; or

b) By-law No. CPOL.-188-440 being “A by-law to revoke and repeal Council policy related to Real Property Acquisition Policy and replace it with a new Council policy entitled Real Property Acquisition Policy;” or

c) By-law No. A-1, as amended, being “A by-law for the Execution of Certain Documents,” that would otherwise be performed by Council,

shall be delegated to the City Manager, if:

an expenditure is being made or any other liability is being incurred which exceeds $50,000 and was not included in the most recent budget adopted by Council prior to Nomination Day; or,

an expenditure or liability which exceeds $50,000 is included in the most recent budget adopted by Council and is required to exceed the budgeted amount.

4.2 The City Manager shall be authorized to approve the execution of any agreements or other documents required to give effect to any expenditure or liability incurred under the authority delegated, and to authorize the Mayor and City Clerk to execute any agreements to effect same, in consultation with the Deputy City Manager, Legal Services, where approval of Council would otherwise be required.

4.3 Without limiting the generality of the foregoing, the City Manager shall be authorized to approve the execution of the agreements listed in Schedule 2 to this By-law, where, in the absence of this by-law, approval would be required by Council, as well as any property acquisition when the timely acquisition of real or personal property is adjudged by the City Manager to be necessary or advantageous.

PART 5 - REPORTING

5.1 The City Manager shall provide a report to Council in the first quarter of 2023 identifying all delegated actions that were taken in accordance with this by-law.

PART 6 - GENERAL

6.1 If any provision or part of this by-law is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, the balance of the by-law, or its application in other circumstances, shall not be affected and shall continue to be in full force and effect.

6.2 To the extent that any provision of this by-law conflicts with any provision of any other City by-law, this by-law shall apply.

PART 7 - EFFECTIVE DATE

7.1 This by-law shall immediately come into force and effect if:

(a) after Nomination Day on August 19, 2022, but before Voting Day on October 24, 2022 the City Clerk determines, based on the nominations to the new Council that have been certified and any acclamations made to the new Council, that the new Council will include less than three quarters of the members of the outgoing Council, in accordance with subsection 275(2)(a) of the *Municipal Act, 2001,* S.O. 2001, c. 25; or,

(b) as soon as practicable following the election on October 24, 2022, the City Clerk determines that based on the declaration of the results of the election including declarations of election by acclamation, that the new Council will include less than three quarters of the members of the outgoing Council, in accordance with subsection 275(2)(b) of the *Municipal Act, 2001,* S.O. 2001, c. 25.

7.2 This by-law shall cease to be in force and effect on November 15, 2022.

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Schedule 1
Restricted Acts of Council 2022 By-law

THE DISPOSITION OF ANY REAL OR PERSONAL PROPERTY OF THE MUNICIPALITY WHICH HAS A VALUE EXCEEDING $50,000 AT THE TIME OF DISPOSITION

Service Area	Projects	Description/ Details
Finance Supports	Disposal of land	Proposals may originate from any service area

Schedule 2
Restricted Acts of Council 2022 By-law

MAKING ANY EXPENDITURE OR INCURRING ANY OTHER LIABILITY WHICH EXCEEDS $50,000

Service Area	Projects	Description/ Details
Finance Supports	Contribution Agreements or Transfer Payment Agreements for funding from other levels of government	Authority to execute agreements that are time-sensitive in all service areas
Finance Supports	Fiscal Agent Contract Extension	Authority to trigger the option provision in the existing contract for fiscal agency services for debenture issuances to extend the current contract for an additional term of 3 years.
Finance Supports	Distribution of COVID-19 Funding Support	Authority to distribute funding previously set aside for COVID-19 impacts to the City's agencies, boards or commissions, (if deemed urgent on the advice of the City Treasurer)
Finance Supports	External Auditor	RFP, Award contract
Finance Supports	Bids,Tenders and Procurement	Authority to execute agreements and grant extensions as needed, in all service areas. May include single source agreements, irregular bids, purchases and other matters that would ordinarily require Council approval for any reason.
Social and Health Development	Canada-Wide Early Learning and Child Care Agreement Implementation	Approval of the CWELCC implementation approach and participation agreement with licensed child care operators.
Social and Health Development	Child Care and Early Childhood Development Reserve Fund	Approval to utilize the child care and early childhood development reserve fund to address emergent issues
Social and Health Development	Service Contracts	Award or extend Short Term service agreements pertaining to Social Services Relief Funding, Homeless Prevention Program, Reaching Home Program, temporary seasonal programming, and/or housing support programs.
Social and Health Development	Core Area Action Plan (CAAP)	Authority to enter into contracts that require renewal/approval under CAAP. Housing Allowances and Housing Stability Bank programs.
Social and Health Development	Dearness	Authority to approve Items related to capital build project for auditorium
Social and Health Development	Dearness – Purchase of Service Agreements and Contracts	Authority to approve agreements and renewals for operations or infrastructure.
Neighbourhood and Community-Wide Services	Acquisition of Fire Department Emergency Vehicles	Authority to approve agreements for the manufacture and delivery of four fire department emergency vehicles.

Service Area	Projects	Description/ Details
Neighbourhood and Community-Wide Services	Fire – Purchase vehicle with extrication equipment.	Replacement vehicle that is at the end of its service life.
Neighbourhood and Community-Wide Services	Fire - Bunker gear cleaning	PPE maintenance as required
Environment and Infrastructure	General	Routine Traffic and Parking Bylaw Amendments Acceptance of Environmental Assessments
Environment and Infrastructure	Real Estate	Issue Notice to initiate Land Acquisitions by Expropriation, and other notices that may be required under the Expropriations Act (all service areas)

Bill No. 278
2022

By-law No. A.-

A by-law to authorize and approve a Memorandum of Understanding between the Canadian Home Builders' Association and The Corporation of the City of London and to authorize the Mayor and the City Clerk to execute the Memorandum of Understanding.

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

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed appropriate for The Corporation of the City of London (the "City") to enter into a Memorandum of Understanding with the Canadian Home Builders' Association ("CHBA") to undertake collaborative work to accelerate the deployment of high-efficiency houses and low-rise multi-unit residential buildings, targeting driving down the cost and creating market confidence in net-zero energy ready renovations;

AND WHEREAS it is deemed appropriate to authorize the Mayor and the City Clerk to execute the Memorandum of Understanding on behalf of the City;

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

1. The Memorandum of Understanding between The Corporation of the City of London and the Canadian Home Builders' Association, attached as Schedule A to this by-law, is hereby authorized and approved.

2. The Mayor and the City Clerk are hereby authorized to execute the Memorandum of Understanding authorized and approved under section 1 of this by-law.

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

PASSED in Open Council July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Schedule A

Memorandum of Understanding
"TOWARDS COST-EFFECTIVE NET-ZERO ENERGY READY RESIDENTIAL RENOVATIONS"

Agreement

Between

City of London
Hereinafter called the "Municipality"

And

Canadian Home Builders' Association
Hereinafter called "CHBA"

This Agreement witnesses that in consideration of the mutual covenants and agreements contained herein, it is agreed by and between the Municipality and CHBA as follows:

1.0 STATEMENT OF WORK

The Municipality shall commit to working with CHBA to perform the work set out in the attached Schedule "A", subject to the terms and conditions herein contained and additional detail as set out in the attached Scope of Work in Schedule "A".

2.0 CONTRIBUTIONS & REIMBURSEMENTS

The Municipality shall commit to contributions outlined in Schedule "A" and will be entitled to reimbursements, as set out in the attached Reimbursements in Schedule "B".

3.0 TERM AND TERMINATION

This Agreement will commence on the date of CHBA's signature and remain in full force and effect to the conclusion of the agreement, subject to earlier termination. This Agreement may be terminated under the following circumstances:

- At any time, by notice of one party to the other, with thirty (30) days' notice; or
- Should CHBA or the Municipality materially default under this Agreement and having received notice of such material default from the non-defaulting party, fails to remedy it to the satisfaction of the non-defaulting party within ten (10) business days of the notice, in which case the termination would be effective immediately upon written notice by the non-defaulting party to the defaulting party.

4.0 DUTIES AND RESPONSIBILITIES

The Municipality shall duly and diligently perform all tasks required pursuant to this Memorandum of Understanding, and in so doing shall comply with all reasonable instructions received from the Project Manager representing CHBA.

5.0 OWNERSHIP OF MATERIALS

5.1 CHBA will have all ownership rights, including but not limited to all Intellectual Property Rights, in the deliverables immediately upon their creation and at every stage of their development regardless of their state of completion ("CHBA Property").

5.2 The Municipality will not use any CHBA Property, or any part or parts thereof, for the benefit of any party other than CHBA without the prior written consent of CHBA. For certainty, CHBA may use the deliverables in any way it sees fit. No right, interest, or title to any deliverable is reserved by the Municipality.

5.3 The provisions in section 5.1 and 5.2 survive any termination or expiry of this Agreement.

5.4 The Municipality will not distribute, publish, or disseminate CHBA Property without written consent from CHBA.

6.0 CONFIDENTIALITY

As the work under this Memorandum of Understanding is considered confidential, the Municipality will not divulge results to third parties without the written consent of CHBA.

7.0 CONFLICT OF INTEREST

7.1 The Municipality acknowledges and agrees that it shall be a conflict of interest for it to use confidential information relevant to the services where CHBA has not specifically authorized such use.

7.2 The Municipality shall disclose to CHBA without delay any actual or potential situation that may be reasonably interpreted as either a conflict of interest or a potential conflict of interest, and the Municipality shall not conduct the work unless and until CHBA notifies the Municipality to proceed notwithstanding the actual, apparent or potential conflict.

7.3 A breach of this Section by the Municipality shall entitle CHBA to terminate the Agreement, in addition to any other remedies that CHBA has in the Agreement, in law or in equity.

8.0 GENERAL PROVISIONS

CHBA Net Zero Home Labelling Program Legal Structure and Indemnity is provided in Schedule "C".

8.1 Entire Agreement

This Memorandum of Understanding constitutes the entire agreement between the parties with respect to the subject matter hereof and cancels and supersedes any prior understandings and agreements, whether written or oral, between the parties hereto and with respect thereto. There are no representations, warranties, forms, conditions, undertakings, or collateral agreements, express, implied, or statutory between the parties other than as expressly set forth in this Agreement.

8.2 Limitation of Liability, Indemnification and Insurance

8.2.1 CHBA shall not be liable for any injury, death or property damage to the Municipality, its partners, directors, officers, employees, agents and volunteers or for any claim by any third party against the Municipality, its partners, directors, officers, employees, agents and volunteers.

8.2.2 CHBA shall not be liable for any incidental, indirect, special or consequential damages or for any loss of use, revenue or profit of the Municipality arising out of or in any way related to the Agreement or the Work.

8.2.3 The Municipality shall indemnify and hold harmless CHBA, its employees, servants and agents, against all costs incurred as a result of the Municipality's negligence, error, or omission related to this Agreement or the Work.

8.2.4 The Municipality shall be responsible for its own insurance.

8.2.5 The provisions in sections 8.2.1 to 8.2.4 of this agreement survive any termination or expiry of this Agreement.

8.3 Amendments and Waivers

No amendments to this Memorandum of Understanding shall be valid or binding unless set forth in writing and duly executed by both parties hereto. No waiver of any breach of any provision of this Memorandum of Understanding shall be effective or binding unless made in writing and signed by the party purporting to give the same and, unless otherwise provided in the written waiver, shall be limited to the specific breach waived. Should the Municipality's position change over time, the parties agree that this Memorandum of Understanding shall be deemed to be amended only to the extent necessary to incorporate such changes.

8.4. Notices

Any demand, notice or other communication (hereinafter referred to as a "Communication") to be given in connection with this Memorandum of Understanding shall be given in writing and may be given by personal delivery, by fax, email or by registered mail addressed to the recipient as follows:

To the Municipality:
City of London
Attn: Jay Stanford, Director, Environment
300 Dufferin Avenue
P.O. Box 5035, London, ON N6A 4L9

To CHBA:
Canadian Home Builders' Association
Attn: Lynne J Strickland, Director, Initiatives, Net Zero Energy Housing
141 Laurier Avenue West, Suite 500
Ottawa, ON, K1P 5J3

8.5 Governing Law
This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF this Memorandum of Understanding has been executed on behalf of the Municipality by its duly authorized representative and on behalf of CHBA by its duly authorized representative on the dates set out below:

For the Municipality

Name, Title	Date

For CHBA

Sonja Winkelmann, Senior Director, Net Zero Energy Housing	Date

SCHEDULE "A"
SCOPE OF WORK

The definition of Memorandum of Understanding for the purpose of this initiative is a document that shows agreement to cooperate to achieve a particular objective, herein referred to as "Project Objective".

PROJECT OBJECTIVE

The objective of this Project is to accelerate the deployment of high-efficiency houses and low-rise (Part 9) multi-unit residential buildings (MURBs) in Canada, targeting driving down the cost and creating market confidence in net-zero energy ready (NZr) renos through participation in CHBA's Net Zero Home Labelling Program.

This innovative project will demonstrate the various approaches that can be used to achieve NZr renos in houses and low-rise (Part 9) Multi-Unit Residential Buildings (MURBs), focused on finding cost-effective solutions for multiple building archetypes, across multiple climate zones, and varying business models/ownership structures.

The project will increase local capacity and competency in the residential renovation industry by training a large number of renovators to safely renovate homes to NZr levels of performance, using CHBA members for all projects, thereby ensuring that they carry appropriate insurance and WCB, adhere to a code of ethics, provide written contracts, and obtain permits. Renovators, along with Energy Advisor and other key participants, will be trained through CHBA's Net Zero Program to use the "house- as-a-system" approach focused on the building envelope and highly efficient technologies/equipment. This is critical to build confidence and trust with homeowners, and to protect both parties from potentially severe health and safety consequences of nondurable renovations. Non-member renovators who participate in the training can join the association and abide by its requirements to participate in the renovation projects.

DESCRIPTION OF SERVICES

Alongside CHBA and other program stakeholders, the Municipality will be a key member in the coordination and facilitation of this initiative, targeting 100-150 units across Canada between the date of this signing and March 31, 2026.

By signing this M0U, the Municipality commits to participating in this initiative with the roles and responsibilities as outlined by year below.

The Project name "Towards cost-effective net-zero energy ready residential renovations" can be referred to more concisely as **"Towards Net Zero Renos"** for the sake of brevity. These names can be used interchangeably. However, when referencing the project in a public domain, the full Project name must be used.

Key Participation Requirements

- The Municipality will identify and provide to CHBA a primary Point of Contact, herein referred to as "Municipal Lead" and other key local stakeholders such as local utilities. (CHBA will assist in identifying local and/or provincial Home Builders' Associations, and industry members such as renovators, Energy Advisors, and product manufacturers/suppliers.)
- The Municipal Lead will be responsible for communication with CHBA and communication with its own local stakeholders.
- The Municipal Lead will be responsible for tracking and reporting to CHBA all local in-kind contributions.
- The Municipal Lead will be responsible for coordinating applicable local rebates and incentive programs for the participating homeowners.
- The Municipal Lead will identify a minimum of one member to participate in the Net Zero Renos Municipality Advisory Group. This advisory group will meet (virtually) regularly, as determined by the project requirements in consultation with the Municipalities.

- Should the Municipal Lead designate no longer be available, the Municipality will identify and provide to CHBA a new primary Point of Contact and ensure continuity of the work under this Memorandum of Understanding.
- CHBA will be the liaison to NRCan for all inquiries, announcements, and publications. Municipalities must provide CHBA four (4) weeks' notice of any public announcements or photo opportunities related to this initiative.
- The Municipality will adhere to the branding and communications package that will be provided by CHBA to comply with CHBA commitments to NRCan under this contribution agreement.
- Renovation projects must be performed by CHBA members to ensure participants conform to CHBA's Net Zero Home Labelling Program requirements, including insurance, warranty and other requirements. See the program Legal Structure and Indemnity in Schedule "C".
- Municipalities, where applicable and feasible, are encouraged to propose a Shadow Municipality. This entails extending an invitation to another, often smaller neighbouring municipality, to partake in the CHBA training and shadow the participating municipality in the process of effecting Net Zero Renos. Shadow Municipalities would be encouraged to send their local municipality representatives, renovators and energy advisors to the CHBA training to gain the knowledge and connections to undertake Net Zero Renos in the future.

YEAR ONE: PREP	**Upon Signing – MAR 31, 2022**
YEAR TWO: PRE-RENOVATIONS	**APR 1, 2022 – MAR 31, 2023**

CHBA Commitments:

- CHBA will solicit Municipality for commitment to participate in this initiative.
- CHBA will be the lead for all industry training and projects events, home labelling, and data collection for NRCan reporting.
- CHBA will facilitate:
  - A Project Kick-off Meeting (1 day, on-line)
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - Year 2 Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)
- CHBA will provide qualified Trainers and Facilitators to deliver the mandatory training and project events per below:
  - CHBA Building Science Training (8 hours, in-person or on-line TBD)
  - CHBA Net Zero Builder Training (8 hours, in-person or on-line TBD)
  - CHBA Net Zero Renovator Training (8 hours, in-person or on-line TBD)
  - CHBA LEEP (Local Energy Efficiency Partnerships)[1] for Renovations (2 days, hosted by local HBA)
  - Integrated Design Charettes (1 per home/MURB)
- CHBA will assist Municipality in developing communication strategies, and selection of participating projects (homes/MURBs) to align with NRCan, CHBA and Municipal selection criteria, including archetypes.

Municipality Commitments:

- The Municipal Lead will represent the interests of the Municipality, and ensure the work identified in this Memorandum of Understanding is executed, including ensuring this Memorandum of Understanding is internally reviewed and sign-off is secured.
- The Municipality will be the lead for any/all homeowner interaction, including coordinating with CHBA for the final selection of participating projects (homes/MURBs). ***Only CHBA Renovators and Energy Advisors will conduct and oversee the renovation projects selected.***
- If not selecting a municipally owned project, there will be a need to secure qualified renovation projects. Renovators who participate in the training may bring potential clients/projects to the Municipality for consideration. If there is an insufficient number of projects through the renovators themselves, the Municipality may conduct a Call for Applications to solicit projects (homes/MURBs) in their region. Preferred archetypes will be identified and targeted, homeowner engagement strategies will be developed, and available/applicable financing/funding opportunities will be communicated. The Municipality will screen the applications and make the final candidate selection with support from CHBA and other key regional stakeholders such as Energy Advisors.

[1] *See www.chba.ca/LEEP for more information.*

- The Municipality, informed by local stakeholders, will identify specific local barriers to NZr Renovations and engage with project stakeholders to develop strategies to overcome them.
- In addition to the CHBA, the Municipality will also solicit local renovator and key stakeholder participation in the training sessions with the intent of increasing local industry capacity and qualifying more Renovators and Energy Advisors via the CHBA Net Zero Home Labelling Program.
- The Municipality will provide at least one appropriate staff person to participate in each of the mandatory training courses and project events to contribute their professional insight.
  - A Project Kick-off Meeting (1-day, on-line)
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - Municipal Advisory Group Meetings (1-2 hours, bi-monthly during Year Two)
  - Year 2 Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)
  - CHBA Building Science Training (8 hours, in-person or on-line TBD)
  - CHBA Net Zero Builder Training (8 hours, in-person or on-line TBD)
  - CHBA Net Zero Renovator Training (8 hours, in-person or on-line TBD)
  - CHBA LEEP (Local Energy Efficiency Partnerships) for Renovations (2 days, hosted by local HBA)
  - Integrated Design Charettes (1 per home/MURB) *Optional for Municipality unless participating as Owner*

YEAR THREE: RENOVATIONS **APR 1, 2023 – MAR 31, 2024**

CHBA Commitments:

- CHBA will provide support for the Net Zero training, LEEP sessions, Integrated Design Charettes, home labelling, and data collection for NRCan reporting.
- CHBA will facilitate:
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - Municipal Advisory Group Meetings (2 hours, bi-annually)
  - Annual Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)

Municipality Commitments:

- The Municipality will track and reporting on the progress of the homes being renovated.
- The Municipality will provide at least one appropriate staff person to participate in the project events to contribute their professional insight:
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - Municipal Advisory Group Meetings (2 hours, bi-annually)
  - Annual Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)

YEAR FOUR: POST-RENOVATIONS DATA COLLECTION **APR 1, 2024 – MAR 31, 2025**

CHBA Commitments:

- CHBA will provide support for any ongoing home labelling and data collection for NRCan reporting.
- CHBA will facilitate:
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - A LEEP Innovation Exchange session for all project participants (1-day, Canadian location TBD or on-line)
  - Municipal Advisory Group Meetings (2 hours, bi-annually)
  - An Annual Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)

Municipality Commitments:

- The Municipality will:
  - Report the results of any financing/incentives provided to the homeowners of the homes that were renovated.
  - Share the results of how the homeowners were engaged.
  - Attend any ribbon cutting ceremonies.
- The Municipality will provide at least one appropriate staff person to participate in the project events to contribute their professional insight:
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)

- A LEEP Innovation Exchange session for all project participants (1-day, Canadian location TBD or on-line)
- Municipal Advisory Group Meetings (2 hours, bi-annually)
- An Annual Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)

YEAR FIVE: DATA ANALYSIS & KNOWLEDGE DISSEMINATION **APR 1, 2025 – MAR 31, 2026**

CHBA Commitments:

- CHBA will provide support for any ongoing home labelling and data collection for NRCan reporting. Data analysis and toolkit development will be completed.
- CHBA will facilitate:
  - Knowledge Transfer & Dissemination activities
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - An Annual Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)

Municipality Commitments:

- The Municipality will provide at least one appropriate staff person to participate in the project events to contribute their professional insight:
  - Quarterly Project Stakeholder Meetings (2 hours, on-line)
  - An Annual Project Stakeholder Meeting (1-day, Canadian location TBD or on-line)
- The Municipality will:
  - Provide information for the final NRCan report.
  - Participate in knowledge dissemination activities, promoting the projects results by:
    - Posting information on their website
    - Sending information to their network through emails/newsletters
    - Participate in the making of videos, webinars and educational events
    - Provide/participate in tours
    - Attend local industry/media events
    - Share information via social media

SCHEDULE "B"
REIMBURSEMENT SCHEDULE

Note: Rates adhere to those set by National Joint Council (NJC) Appendix C - Allowances - Modules 1, 2 and 3 (njc-cnm.gc.ca)

Tasks	Reimbursement Schedule
Year One: Project Prep (Upon signing to Mar 31/22)	
Task 1.1 - Confirm Project Partners & Consultants - Project Kickoff Meeting *(1 day, on-line)*	N/A
Task 1.2 - Confirm Target Archetypes	N/A
Task 1.3 - Project Stakeholder Meetings - Quarterly Meetings *(2 hours, on-line)*	N/A
Task 1.4 - LEEP for Renos - LEEP for Renos session *(2 days, hosted by local HBA)*	**Up to 4 staff** reimbursed **up to $200** per event for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense.
Task 1.5 - Training: - CHBA Building Science Training *(8 hours, in-person or on-line TBD*) - CHBA Net Zero Builder Training *(8 hours, in-person or on-line TBD*) - CHBA Net Zero Renovator Training *(8 hours, in-person or on-line TBD*)	If in-person, **up to 1 staff** reimbursed **up to $200** per course for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense.
Year Two: Pre-Renovations (Apr 1/22 to Mar 31/23)	
Task 2.1 - Training - CHBA Building Science Training *(8 hours, in-person or on-line TBD*) - CHBA Net Zero Builder Training *(8 hours, in-person or on-line TBD*) - CHBA Net Zero Renovator Training *(8 hours, in-person or on-line TBD)*	If in-person, **up to 1 staff** reimbursed **up to $200** per course for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense.
Task 2.2 - Call For Renovation Applications	N/A
Task 2.3 - Selecting Renovation Projects	N/A
Task 2.4 - Renovation Optimizations - Quarterly Meetings *(2 hours, on-line)* - CHBA LEEP for Renos session *(2 days, hosted by local HBA)* - Annual Meeting *(2 days, in-person or on-line TBD)*	For **LEEP for Renos**: **up to 4 staff** reimbursed **up to $200** per event for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense. For **Annual Meeting**: if in-person, **up to 1 staff** reimbursed **up to $2,000** per trip for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense.
Year Three: Renovations (Apr 1/23 to Mar 31/24)	
Task 3.1 - Renovations	N/A
Task 3.2 - Testing, Verification & Labelling	N/A
Task 3.3 - Incentives/ Rebate Disbursements - Quarterly Meetings *(2 hours, on-line)* - Annual Meeting *(2 days, in-person or on-line TBD)*	For **Annual Meeting**: if in-person, **up to 1 staff** reimbursed **up to $2,000** per trip for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense.
Year Four: Post-Renovations (Apr 1/24 to Mar 31/25)	
Task 4.1 - Data Collection - Quarterly Meetings *(2 hours, on-line)* - Annual Meeting *(2 days, in-person or on-line TBD)*	For **Annual Meeting**: if in-person, **up to 1 staff** reimbursed **up to $2,000** per trip for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense.
Year Five: Knowledge Transfer and Dissemination (Apr 1/25 to Mar 31/26)	
Task 5.1 - Data Analysis	N/A
Task 5.2 - Report/Tool Development	N/A
Task 5.3 - Knowledge Transfer & Dissemination - Quarterly Meetings *(2 hours, on-line)* - Annual Meeting *(2 days, in-person or on-line TBD)* - Municipality to host local event for sharing results *(1-day, in-person or on-line TBD)*	For **Annual Meeting**: if in-person, **up to 1 staff** reimbursed **up to $2,000** per trip for travel/meal expenses per NJC Allowances; additional attendees optional at Municipality's expense. For **Local event:** if in-person, CHBA will cover **up to $6,000** towards expenses to host local event.

SCHEDULE "C"
LEGAL STRUCTURE AND INDEMNITY

Program participants are encouraged to use this language in their home renovation contracts.

1. The **CHBA Net Zero Home Labelling Program** (the Program) recognizes builders, renovators and service professionals who commit to meet its Program Requirements and recognizes houses that these builders, renovators and service professionals attest to meeting the Program's Technical Requirements.

2. The **Canadian Home Builders' Association** (the CHBA) is a national not-for-profit organization with voluntary membership comprising new home builders, renovators, developers, trades, manufacturers, suppliers, lenders and other professionals. CHBA is not a construction company, warranty organization, certification or standards body in any way. The CHBA provides this Program to help interested homebuyers identify net zero builders, renovators and homes, and to support its members who are looking to provide these homes to homebuyers and homeowners.

3. The **CHBA Net Zero Home Labelling Program Technical Requirements** (the Technical Requirements) use the standards developed by the Department of Natural Resources Canada (NRCan), of the Government of Canada, that can be used to build to net zero or net zero ready performance under the following programs:

Issuing Agency	Document	Reference
NRCan	EnerGuide Rating System (ERS) v15	ISBN 978-1-100-25693-1
NRCan	ENERGY STAR® for New Homes (ESNH) Standard v12 or v17	M144-237/2012-6E-PDF or ISBN 978-1-100-25853-9
NRCan	2012 R-2000 Standard	M144-223/2012E-PDF
CHBA	Net Zero Home Labelling Program for New Homes Technical Requirements	
CHBA	Net Zero Home Labelling Program for Renovations Technical Requirements	
CHBA	Net Zero Home Labelling Program Technical Procedures Guidebook	

4. Net Zero/Ready Homes shall **comply with the applicable building codes and regulations**, in addition to the requirements of this Program. This Program is not a substitute for local, provincial, or territorial building codes; it is an additional set of requirements that are intentionally more stringent in the areas of energy efficiency and net energy consumption.

5. A **CHBA Qualified Net Zero Home and a CHBA Qualified Net Zero Ready Home** that is labelled under the Program is a home that is recognized by CHBA, on the basis of the attestations (by the builder/renovator, its Qualified Net Zero Service Organization and a Qualified Net Zero Energy Advisor) to have met the Technical Requirements, including the energy performance rating using NRCan's EnerGuide Rating System (ERS).

6. A **CHBA Qualified Net Zero Service Organization** (the Service Organization) must meet the ongoing requirements of the Program, including being licensed through NRCan to deliver EnerGuide, and ENERGY STAR® or R-2000. See above for more information on the Service Organization requirements for qualification under the Program.

7. A **CHBA Qualified Net Zero Energy Advisor** (the Energy Advisor) must meet the ongoing requirements of the Program, including being registered through NRCan to deliver EnerGuide and ENERGY STAR® or R-2000. See above for more information on the Energy Advisor requirements for qualification under the Program.

8. A **CHBA Qualified Net Zero Trainer** (the Trainer) must meet the ongoing requirements of the Program, including being licensed through NRCan to deliver training for ENERGY STAR® and/or R-2000. See above for more information on the Trainer requirements for qualification under the Program.

9. A **CHBA Qualified Net Zero Renovator** (the Renovator) must meet the ongoing requirements of the Program, including being a RenoMark® Renovator. See above for more information on the Renovator requirements for qualification under Program.

10. **HOT2000** is an energy simulation and design tool for low-rise residential buildings developed and managed by the Office of Energy Efficiency at Natural Resources Canada. HOT2000 supports Natural Resources Canada's EnerGuide Rating System (ERS), ENERGY STAR for New Homes (ESNH) and R-2000 energy efficiency residential programs. The v15 ERS scale gives a consumption-based rating measured in gigajoules (GJ) per year using version 11 of HOT2000, as compared to the previous 0-100 scale.

11. The **energy performance rating** required for recognition under the Program means that the house has been rated to achieve a net zero energy consumption rating equal to or less than zero gigajoules (0 GJ) per year using version 11 of HOT2000, and other program requirements.

12. **Service Professionals' Attestation**: The Energy Advisor and Service Organization review the home design and construction and attest that it meets the Program's Technical Requirements. Any digressions from the design, testing, construction and evaluation procedures for a given house are the exclusive responsibility of the Energy Advisor and the Service Organization. CHBA in no way warrants the work of the Service Professionals on any given house.

13. It is the **Builder's or Renovator's responsibility** to ensure the house meets the Technical Requirements (including the energy performance rating using NRCan's ERS) on the basis of the work by the Service Professionals, and that the house meets any and all applicable local building codes and standards. The builder attests that the home has been built to meet the Program's Technical Requirements, and any digressions therefrom are the exclusive responsibility of the builder. ***The contract for the home's construction is exclusively between the builder or renovator and the Purchaser of the home or, in the case of a renovation, the homeowner***.

14. **Warranty: CHBA members are required to register all their homes with a warranty provider**, including their Net Zero/Ready Homes.

15. CHBA is not a warranty organization and as such **CHBA in no way warrants** construction or renovation of the house or its energy performance. The Net Zero/Ready Home label is in no way a warranty. CHBA does not conduct its own construction, renovation, or evaluation, and does not take responsibility for the performance or accuracy thereof, or for any responsibilities (contractual or otherwise) to the Purchaser of the home or in the case of a renovation, the homeowner.

16. **Actual Energy Consumption** will vary according to occupant behaviour, actual fluctuating yearly climatic conditions, and other factors. As such, the rating is specifically not a prediction of net zero energy consumption or zero energy cost in any given year. It is instead a rating of the net annual energy use of the home, in an average climatic year, based on assumed standard occupancy, occupant energy loads, and operating conditions according to NRCan's ERS. Occupant factors, such as the number of occupants, occupant behaviour, and occupant selected and controlled appliances and electronics, as well as climatic conditions (e.g. temperature, solar radiance) will vary and affect the actual annual energy consumption and production of the home.

17. **Ongoing maintenance** to ensure optimum performance is solely the responsibility of the homeowner(s).

18. **The rating is predicated** on the data and standards specifically at the time of the evaluation, and not at a later date.

19. Per all the above, achieving **net zero energy consumption in any given year is not, and cannot be guaranteed** by the builder, renovator, Natural Resources Canada, the Service Organization, Energy Advisor, or CHBA. Under the varying conditions that will be experienced, the house may use more or less energy than the rating.

Bill No. 279
2022

By-law No. A.-_____-____

A by-law to authorize the Deputy City Manager, Environment & Infrastructure to respond to requests for proposals, negotiate and enter into any new service agreements or amending existing City of London service agreements with any Producer Responsibility Organization(s) registered with the Resource Productivity Recovery Authority, and/or their designate.

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 of the *Municipal Act, 2001* provides that (1) a municipality may provide any service or thing that the municipality considers necessary or desirable for the public, and (2) that a municipality may pass by-laws respecting: 5. Economic, social and environmental well-being of the municipality, including respecting climate change; 6. Health, safety and well-being of persons; 7. Services and things the municipality is authorized to provide under subsection (1); 8. Protection of persons and property;

AND WHEREAS the Province of Ontario passed the *Resource Recovery and Circular Economy Act, 2016* and the *Waste Diversion Transition Act, 2016,* that authorized the transition of the financial and operational responsibility for managing designated packaging, paper and packaging-like products from municipalities to the producers of such products and packaging;

AND WHEREAS the Province of Ontario on June 3, 2021, adopted Ontario Regulation 391/21: Blue Box, which stipulated the transition timeline and schedule, designated materials, eligible and non-eligible sources, management targets, and detailed the transition of the Blue Box Program to producers. Subsequently, this Regulation was amended with Ontario Regulation 349/22: Blue Box on April 14, 2022;

AND WHEREAS the Resource Productivity and Recovery Authority is the regulator mandated by the Province of Ontario to enforce the province's circular economy laws. Established in November 2016 to support the transition to a waste-free Ontario, the Authority administers the *Resource Recovery and Circular Economy Act, 2016* and the *Waste Diversion Transition Act, 2016*, and their associated regulations;

AND WHEREAS a producer responsibility organization, or PRO, is a business established to contract with producers to provide collection, management and administrative services to help producers meet their regulatory obligations under the Blue Box Regulation, including; arranging, establishing or operating a collection or management system; arranging, establishing or operating promotion and education system; preparing and submitting reports; and representing a producer for any purpose under the regulation. A producer responsibility organization must register with the Resource Productivity and Recovery Authority;

AND WHEREAS sections 9 and 10 and 23.1 through 23.5 of the Municipal Act, 2001 authorize a municipality to delegate its powers and duties under this or any other Act to a person or body;

AND WHEREAS section 23.1 of the *Municipal Act, 2001* enables a municipality to delegate certain powers and duties any Act, to a person or body, subject to restrictions set out in the *Municipal Act, 2001;*

AND WHEREAS nothing in subsection 23.1 of the *Municipal Act, 2001* restricts a municipality from delegating its administrative powers;

AND WHEREAS the Municipal Council has adopted a "Delegation of Powers and Duties Policy" for establishing guidelines to consider when delegating its powers and duties to a person;

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

1. The Deputy City Manager, Environment & Infrastructure, or designate, is hereby delegated the power to respond to requests for proposals, negotiate and enter into any new service agreements or amend existing City of London service agreements with any Producer Responsibility Organization(s) registered with the Resource Productivity Recovery Authority, and/or their designate.

2. The authority of the Deputy City Manager, Environment & Infrastructure to act under section 1 of this by-law, is subject to the following:

i. such actions and agreements are consistent with the current Blue Box collection contract approved by Municipal Council in August 27, 2019 and the current Blue Box processing contract approved by Municipal Council in July 21, 2020;
ii. such actions and agreements shall be for the purposes of facilitating an orderly transition of the City's recycling operations in a manner consistent with O. Reg. 391/21 and O. Reg. 349/22: Blue Box;
iii. such actions and agreements are acceptable to the Deputy City Manager, Finance Supports;
iv. such agreements are in a form satisfactory to the Deputy City Manager, Legal Services;
v. such actions and agreements do not require additional funding or are provided for in the City's current budget;
vi. such actions or agreements do not contain any financial arrangement, guarantee, indemnity or similar commitment that would increase, directly or indirectly, the indebtedness or contingent liabilities of The Corporation of the City of London; and
vii. this delegation shall not supersede the applicability of any contract approval requirements contained in the City's Procurement of Goods and Services Policy.

3. The powers delegated in section 1 above may be exercised by both the delegate and the municipality.

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 280
2022

By-law No. A.-_____

A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc.

WHEREAS London & Middlesex Community Housing Inc. is incorporated under the *Business Corporations Act* R.S.O. 1990, c.B.16 (the "BCA");

AND WHEREAS subsection 104(1)(b) of the BCA provides that a resolution in writing dealing with all matters required by the BCA to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the BCA relating to that meeting of shareholders;

AND WHEREAS The Corporation of the City of London is the sole shareholder of London & Middlesex Community Housing Inc.;

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

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

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

1. The Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. for the fiscal year ended December 31, 2021, attached as Schedule "1" are ratified and confirmed.

2. The Mayor and the City Clerk are authorized to execute the Annual Resolutions of the Shareholder ratified and confirmed under section 1 of this by-law.

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

SCHEDULE "1"
LONDON & MIDDLESEX COMMUNITY HOUSING INC.
(the "Corporation")

WHEREAS subsection 104(1)(b) of the *Business Corporations Act* (Ontario) (the "Act") provides that a resolution in writing dealing with all matters required by the Act to be dealt with at a meeting of shareholders, and signed by all the shareholders or their attorney authorized in writing entitled to vote at the meeting, satisfies all the requirements of the Act relating to that meeting of shareholders;

The following resolution, signed by the sole shareholder of the Corporation entitled to vote thereon, is hereby passed pursuant to the Act:

FINANCIAL STATEMENTS

It is hereby acknowledged that the balance sheet of the Corporation as at December 31, 2021, and the other audited financial statements, together with Auditors' Report, of the Corporation for the financial year ended on such date have been received by the undersigned shareholder of the Corporation.

ELECTION OF DIRECTORS

WHEREAS pursuant to the Declaration of the Sole Shareholder, the board of directors of the Corporation shall consist of eleven directors, eight of which shall be composed of various classes of directors, each serving for a three-year term, the ninth, tenth and eleventh members of the fourth class shall serve as the representatives of the municipal council of The Corporation of the City of London and The Corporation of the County of Middlesex;

AND WHEREAS the terms of the directors that are members of the second class expire at the annual meeting of shareholders held in 2018 pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder;

NOW THEREFORE BE IT RESOLVED THAT:

1. Each of the following persons, being directors that are members of the first class pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder, is hereby **elected** as a director of the Corporation to hold office for a term with the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

Class	Director	Term
First	Vacant	The close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2024
First	Vacant	The close of the annual meeting of the shareholders to be held in 2022 for the financial year ending December 31, 2024

CONFIRMATION OF CONTINUING TERMS

2. Each of the following persons, being directors that are members of the second, third and fourth class, as provided for below, pursuant to paragraph 6.2 of the Declaration of the Sole Shareholder, is hereby **confirmed** as having a term continuing

until the expiry as set out below, provided that when a successor is not duly elected at the close of the annual meeting described below, such director shall hold office until his or her successor is elected:

Class	Director	Term
Second	Tammy Brooks (Tenant)	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024
Second	Shellie Chowns	The close of the annual meeting of the shareholders to be held in 2025 for the financial year ending December 31, 2024
Third	Anne-Marie Mitchell (Tenant)	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Third	Gary Bezaire	The close of the annual meeting of the shareholders to be held in 2026 for the financial year ending December 31, 2025
Fourth	Councillor Josh Morgan	The term ending November 14, 2022
Fourth	Councillor Shawn Lewis	The term ending November 14, 2022
Fourth	Adrian Cornelissen (County of Middlesex)	The term ending November 14, 2022

APPOINTMENT OF AUDITORS

4. KPMG LLP are hereby appointed auditors of the Corporation to hold office until the close of the next annual meeting of the shareholders or until a successor is appointed by the shareholder at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

DATED this _____ day of _____, 2022.

The Corporation of the City of London

By: _____
Name: Ed Holder
Title: Mayor

By: _____
Name: Michael Schulthess
Title: City Clerk

Bill No. 281
2022

By-law No. A.-_____-___

A by-law to delegate Council's authority with respect to approvals for zoning by-law amendments that are of a minor nature under Section 39.2 of the *Planning Act,* R.S.O. 1990, c.P.13.

WHEREAS subsection 39.2(1) of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, permits Municipal Council by by-law to delegate to an appointed officer identified in the by-law either by name or position occupied, the authority to approve zoning by-law amendments under Section 34 of the said Act that are of a minor nature provided that an official plan specifies the types of by-laws which may be subject to delegation;

AND WHEREAS the City of London Official Plan contains provisions that specify the types of minor zoning by-law amendments subject to delegation pursuant to section 39.2(2) of the *Planning Act.*

AND WHEREAS section 23.1 of the *Municipal Act, 2001,* S.O. 2001, C.25, as amended, provides that Municipal Council is authorized to delegate its powers and duties under this or any other Act to a person or body subject to any restrictions set out;

AND WHEREAS section 23.3(1)(5) of the *Municipal Act, 2001* authorizes Municipal Council to delegate its powers and duties to pass by-laws provided under section 39.2 of the *Planning Act.*

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

SHORT TITLE

Minor Zoning By-law Amendments Delegation and Approval By-law

Part 1
DEFINITIONS

1.1 In this by-law,

"Act" shall mean the *Planning Act,* R.S.O. 1990, c.P.13, as amended.

"Approval Authority" shall mean the appointed officer of officer delegated by by-law passed by Municipal Council from time to time.

"Council" shall mean the Municipal Council of the Corporation of the City of London.

"Director, Planning and Development" shall mean the person who holds the position of Director, Planning and Development for the Corporation of the City of London.

"Holding" or "Holding Provision" means a by-law subject to the provisions of section 36 of the Act.

"Official Plan" shall mean the Official Plan for the City of London Planning Areas as amended from time to time.

"Manager, Current Planning" shall mean the person who holds the position of Manager, Current Planning for the Corporation of the City of London.

"Manager, Subdivisions and Development Inspections" shall mean the person who holds the position of Manager, Subdivisions and Development Inspections.

"Minor Amendment" shall mean the types of zoning by-law amendments described in Part 2.

Part 2

MINOR ZOING BY-LAW AMENDMENTS SUBJECT TO DELEGATION

2.1 Types of Minor Zoning By-law Amendments

Applications to amend the City of London Zoning By-law, Z.-1 that are of a minor nature, as specified in the Official Plan pursuant to section 39.2(2) of the Act, to which the herein delegation applies are:

(a) removing a Holding Provision where the requirements of the Holding Provision have been met pursuant to section 36 of the Act;

(b) correcting minor errors and omissions; and

(c) housekeeping updates to reflect changes including but not limited to job titles, City departments, external agencies and organizations, or other policy documents, by-laws, and legislation.

Part 3

DELEGATION OF APPROVAL AUTHORITY

3.1 Delegation of Approval Authority – Director, Planning and Development – General Powers

The Director, Planning and Development, in lieu of the Council, has all powers and rights in respect of the authority delegated by this by-law, and the Director, Planning and Development shall be responsible for all matters pertaining thereto, subject to the terms and limitations of this by-law and in exercising such authority may affix their signature as required to all documents arising from or connected with the operation of this by-law.

3.2 Approval Authority – Director, Planning and Development

The Council hereby delegates to the Director, Planning and Development, the authority to pass a by-law with respect to a Minor Amendment application, including the authority:

(a) to determine whether or not an application made in respect of a Minor Amendment is complete; and if determined to be incomplete, to refuse to accept it and return it to the applicant, detailing the outstanding information required;

(b) to determine whether or not the requirements of a Holding Provision have been met at the time of considering a zoning by-law amendment to remove the Holding Provision.

(c) to determine whether or not an application for a Minor Amendment is required to be referred to Council for the purpose of holding a public meeting, in accordance with the following considerations, and notwithstanding that London Plan policy 1633B does not require that a public meeting be held for Minor Amendments:

   a. Certain holding symbols require a site plan public meeting as part of conditions for their removal. In these cases, the Approval Authority will request that the Planning and Environment Committee convene a public meeting on behalf of the Approval Authority to obtain input from the public and receive advice from Council and subsequently report to the Approval Authority the results of the public meeting and any comments of Council without further notice or by adding a direction for staff to hold a public meeting at Planning and Environment Committee.

   b. If written comments are received from the public within the prescribed time period following the mailing of notice of application, a public meeting will be required.

3.3 Approval Authority – Director, Planning and Development – Limitation of Powers

If the Approval Authority has determined that the Minor Amendment application is not

consistent with the Provincial Policy Statement, 2020, and does not conform with Official Plan policy, a public meeting shall be held in accordance with the requirements of section 34 of the Act, and it shall be referred to Council for decision and the delegated authority with respect to that particular application is hereby revoked.

Part 4

DELEGATION OF APPROVAL AUTHORITY IN DIRECTOR, PLANNING AND DEVELOPMENT'S ABSENCE

4.1 Approval Authority – Director, Planning and Development – Absence

When the Director, Planning and Development is absent or their office is vacant, the Manager, Subdivisions and Development Inspections or the Manager, Current Development shall act in the place and stead of the Director, Planning and Development, under this by-law and while so acting, the Manager, Subdivisions and Development Inspections or the Manager, Current Development has and may exercise all the rights, powers, and authority of the Director, Planning and Development as delegated by this by-law subject to the same responsibilities and limitations as set out in this by-law.

Part 5

ENACTMENT

5.1 Effective Date

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 282
2022

By-law No. C.P.-1512( )-

A by-law to amend the Official Plan for the City of London, 2016 relating to the Southwest Area Secondary Plan.

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 – 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 July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

AMENDMENT NO.
to the
OFFICIAL PLAN (2016) FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To delete references to 1989 Official Plan policy sections and numbers, land use designations, road classifications, and map schedules throughout the Southwest Area Secondary Plan.

2. To add references to The London Plan policy chapters and numbers, place types, street classifications, and maps throughout the Southwest Area Secondary Plan.

3. To correct errors and omissions identified throughout the Southwest Area Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road and the Urban Growth Boundary.

C. BASIS OF THE AMENDMENT

This housekeeping amendment will facilitate the transition to The London Plan and refine wording, formatting and mapping in the Southwest Area Secondary Plan.

D. THE AMENDMENT

The Southwest Area Secondary Plan for the City of London is hereby amended as follows:

1. The Southwest Area Secondary Plan for the City of London is amened by renumbering all Sections (20.5.X.X) in the Table of Contents and headings throughout the Secondary Plan to appropriate numbers, as follows:

1.0 Introduction
1.1 Purpose and Use of the Plan
1.2 Vision
1.3 Principles of the Secondary Plan
1.4 Specific Policy Areas

2.0 Community Structure Plan

3.0 General Policies
3.1 Housing
3.2 Sustainable/Green Development
3.3 Neighbourhood Central Activity Nodes
3.4 Community Parkland and Trail Network
3.5 Parkland Dedication
3.6 Natural Heritage
3.7 Community Facilities
3.8 Transportation
3.9 Urban Design

4.0 General Land Use Policies
4.1 Residential
4.2 Institutional
4.3 Open Space

5.0 Neighbourhoods and Land Use

6.0 Wonderland Boulevard Neighbourhood
6.1 Wonderland Road Community Enterprise Corridor
6.2 Low Density Residential
6.3 Medium Density Residential
6.4 High Density Residential for Lands North of Exeter Road
6.5 17 and 31 Exeter Road

7.0 Lambeth Neighbourhood
7.1 Low Density Residential
7.2 Medium Density Residential
7.3 Commercial

8.0 Lambeth Village Core Neighbourhood
8.1 Main Street Lambeth North
8.2 Main Street Lambeth South

9.0 Bostwick Residential Neighbourhood
9.1 Low and Medium Density Residential
9.2 High Density Residential
9.3 1875 Wharncliffe Road South

10.0 North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods
10.1 Low and Medium Density Residential
10.2 High Density Residential
10.3 Transitional Industrial
10.4 3493 Colonel Talbot Road

11.0 North Talbot and North Longwoods Neighbourhoods
11.1 Low and Medium Density Residential
11.2 High Density Residential

12.0 Brockley Rural Neighbourhood
12.1 Rural Neighbourhood

13.0 Dingman Industrial Neighbourhood
13.1 Industrial
13.2 Transitional Industrial
13.3 Commercial Industrial
13.4 Future Community Growth

14.0 Brockley Industrial Neighbourhood
14.1 Industrial

15.0 Wellington Road/Highway 401 Neighbourhood

16.0 Implementation
16.1 Implementation of the Plan
16.2 Municipal Works
16.3 Official Plan Amendments
16.4 Zoning
16.5 Plans of Subdivision/Plans of Condominium/Consents to Sever
16.6 Site Plan Approval
16.7 Fair Distribution of Responsibilities and Resources
16.8 Achieving Minimum Residential Density
16.9 Proposed Future Road Corridors
16.10 Complete Applications
16.11 Urban Design Policies
16.12 Guidelines Documents
16.13 Interpretation

17.0 Appendices – Supplementary Information

2. The Southwest Area Secondary Plan for the City of London is amended by organizing a multilevel list, where the first level uses Roman numerals (i, ii, iii, …), the second level uses lower-case letters (a, b, c, …), the third level uses numbers (1, 2, 3, …), and the fourth level uses bullets (•); renumbering the existing bullets (•) to numbers (1, 2, 3, …) with the exception of the bullets in Section 20.5.1.3; and replacing the existing sub-bullets (-) with bullets (•).

3. Section 20.5.1.1 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.1.1 Introduction", and deleting "Schedule "A" of the Official Plan" and replacing it with "Map 1 of *The London Plan*".

4. Section 20.5.1.2 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

1.1 Purpose and Use of the Plan

The purpose of the Secondary Plan is to establish a vision, principles and policies for the development of the Southwest Planning Area as a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high-quality urban design.

This Secondary Plan provides a greater level of detail than the general policies in *The London Plan,* the City of London Official Plan. The Southwest Area Secondary Plan is organized around identified Neighbourhoods. In addition to general and implementation policies related to future development, specific Southwest Planning Area-based land use designations and policies are defined for each Neighbourhood in Parts 6.0 through 15.0. The Secondary Plan serves as a basis for the review of planning and development applications which will be used in conjunction with the other policies of *The London Plan*. While this Plan contains cross-references to other part of the Plan for convenience purposes, the Plan is to be read and applied in its entirety.

The goals, objectives, policies and maps of *The London Plan* shall apply to all lands within the study area, except in instances where more detailed or alternative direction is provided in the Secondary Plan, in which case the Secondary Plan shall prevail unless otherwise specified in Section 1.4 of this Plan.

All of the text and schedules of the Southwest Area Secondary Plan constitute part of *The London Plan*. The Schedules form part of the Secondary Plan and have policy status, whereas other maps, tables, illustrations and photographs included in this Secondary Plan or its appendices are provided for graphic reference, illustration and information. For ease of reference, a projected population and employment growth table and a residential density and height table are included as appendices to this Plan.

5. Section 20.5.1.3 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.1.3 Vision" and replacing it with "1.2 Vision", and deleting the fifth, sixth and final paragraph in its entirety and replacing them with the following:

[Fifth paragraph]

This Plan recognizes the unique rural settlement of Brockley, located along Dingman Drive west of Wellington Road. The proposed policies of this Plan serve to protect the rural nature of the Brockley community by removing it from the Urban Growth Boundary and designating the lands as "Rural Neighbourhood". Protective design and landscape enhancement measures have been incorporated in the Brockley Rural Neighbourhood to mitigate the impact of new industrial development on the existing residential neighbourhood, as well as establishing a minimum 40 metre setback requirement from the settlement boundary for the location of any new

industrial buildings and structures.

[Sixth paragraph]
The existing industrial areas along Exeter Road are identified in this Secondary Plan as “Transitional Industrial”. The intent is to build in the flexibility as part of this Plan that will allow for the shift in market demand from industrial to residential uses over the long term, yet still allow the existing industrial uses and properties in the identified areas to continue to develop as light industrial uses over the short term.

[Final paragraph]
An approach to servicing and phasing for the southwest is proposed which recognizes growth already planned for urban uses within the North Talbot Community Area and the Bostwick East Area. Servicing for the southwest will be consistent with the servicing strategy for the city as a whole. The staging of development will be determined through the City’s review of the Growth Management Implementation Strategy (GMIS). The objective is to ensure that planned infrastructure is effectively utilized.

6. Section 20.5.1.4 i) through v) of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading “20.5.1.4 Principles of the Secondary Plan” and replacing it with “1.3 Principles of the Secondary Plan”, adding “Principle”, an appropriate number and a colon (:) at the beginning of each heading, and adding the words “to achieve this principle are” between the word “Objectives” and the colon (:) in the sub-heading.

7. Section 20.5.1.5 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

1.4 Specific Policy Areas
Some areas of this Secondary Plan are also subject to Specific Policy Areas in *The London Plan*. If a conflict arises between the Secondary Plan policies and the site-specific policies of *The London Plan*, the specific policies shall prevail.

8. Section 20.5.2 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading “20.5.2 Community Structure Plan” and deleting iv) and vii) in its entirety and replacing them with the following:

4. Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets shall serve as key organizing elements and shall generally experience a higher intensity of development than the interior portions of the Planning Area;
vii) the function and feel of Main Street Lambeth as a pedestrian-oriented mixed-use village shall be maintained and enhanced as a focal area for the Community; and

9. Section 20.5.3.1 i) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety.

10. Section 20.5.3.1 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Seniors and Special Populations Housing
The City may pre-zone specific areas of the Medium Density Residential designation to permit small-scale nursing homes, homes for the aged, rest homes, and continuum-of-care facilities. These zones should be located within, or in close proximity, to the Wonderland Boulevard Neighbourhood or the areas of intensive residential development set out in policy 4.1 iv) of this Plan. Permitted uses in such areas may be restricted to ensure the development of such facilities within the Southwest Planning Area.

11. Section 20.5.3.2 ii) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) in new buildings and in draft plans of subdivision, green technologies to address the criteria for sustainable development set out in policy 3.2 i);

12. Section 20.5.3.3 iii) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

A limited number of activity nodes will be permitted throughout the Secondary Planning area. Central Activity Nodes shall be located as shown on the Neighbourhood Land Use Schedule for the respective residential neighbourhood, or alternatively, generally located at the intersection of two Neighbourhood Connectors internal to the residential neighbourhood.

In the South Longwoods Neighbourhood, the Central Activity Node is located mid-block with the intent to incorporate access to the open space network as a key component and provide a relatively central and accessible location. The Central Activity Node in this Neighbourhood may be located at the intersection of a Neighbourhood Connector and a Neighbourhood Street.

13. Section 20.5.3.4 of the McCormick Area Secondary Plan for the City of London is amended by deleting the first and second paragraphs in its entirety and replacing them with the following:

The development of the Southwest Planning rea as a sustainable community that provides for enhanced open space, encourages recreation and the use of alternative modes of transportation is largely dependent on the provision, development and incorporation of different types of parkland and open space connections into newly developing and redeveloping areas. Four distinct types of open space described in Section 4.3 of this Plan will encompass or contribute to the provision of such uses as sports fields, playgrounds and other active recreational amenities, pathways and trails, and gathering and resting places. Schedule 2 of this Plan identifies the general locations of a combination of existing and new Neighbourhood and District Parks, and proposed pedestrian and bicycle pathways.

The Parks and Recreation chapter of *The London Plan* contains the policies and provisions for parkland and recreational services in the City of London. Specifically, they identify the park hierarchy system and the various attributes of each park type. In addition to the Parks and Recreation chapter, the following policies apply:

14. Section 20.5.3.4 i) e) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

e) The alignment of pathways and trails within Environmentally Significant Areas shall be consistent with the City's *Planning and Design Standards for Trails in Environmentally Significant Areas.*

15. Section 20.5.3.4 ii) d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety.

16. Section 20.5.3.5 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replacing it with the following:

3.5 Parkland Dedication
In addition to the Parkland Conveyance & Levy By-law, the Parkland Acquisition and Dedication section in Our Tools part of *The London Plan* shall apply together with the following policies:

i) Conveyance of Parkland
The public components of the Community Parkland identified in Section 3.4, and/or shown as Open Space on Schedules 5 through 17 of this Secondary Plan, may be dedicated to the City for public park purposes pursuant to the Methods of Acquisition prescribed in the Parkland Acquisition and Dedication section in the Our Tools part of *The London Plan.* Some components of the natural heritage/environmental features, pedestrian pathways/trails, and stormwater management systems may serve other public uses, in which case the land may be conveyed to the City for public use by other authorized means.

ii) Property Management
To address the ongoing property management of the parkland components listed in Section 3.4, an analysis of funding sources shall be undertaken by Council to identify such measures as condominium 'common element' fees, and other suitable mechanisms to ensure a viable and sustainable source of funding.

17. Section 20.5.3.6 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading and the first and second paragraphs in its entirety and replacing them with the following:

3.6 Natural Heritage
A Draft Comprehensive Natural Heritage Study was completed as part of the Secondary Plan process. The natural heritage system components of the Draft Natural Heritage Study have been incorporated into Maps 1 and 5 of *The London Plan* and are also incorporated into the Schedules of the Southwest Area Plan.

In addition to the Environmental Policies part of *The London Plan*, the following policies apply:

18. Section 20.5.3.6 i) b), c), d) and e) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

b) Width of the Dingman Creek Corridor
The protection, maintenance, enhancement and rehabilitation of the corridor are integral to the sustainability of this unique natural heritage feature and its ecological functions. An ecological buffer will be established along each side of Dingman Creek based upon the recommendations of an approved Environmental Impact Study (EIS) in accordance with the Environmental Policies part of *The London Plan*.

c) Other Natural Heritage Features
Natural Heritage Features other than the Dingman Creek, which are identified on Map 5 of *The London Plan* will be confirmed and/or delineated through the recommendations of an approved Environmental Impact Study in accordance with the Environmental Policies part of *The London Plan.*

Ecological buffers will be established for Natural Heritage Features based upon the recommendations of an approved Environmental Impact Study (EIS) in accordance with the Environmental Policies part of *The London Plan.*

d) Development Limit
Where development occurs within distances adjacent to natural heritage features that trigger the need for an Environmental Impact Study (EIS) as set out in Table 13 of *The London Plan*, an EIS will be scoped to confirm and delineate the natural feature, to determine the appropriate ecological buffer and to provide details on the Open Space system and naturalization opportunities to integrate the system with the adjacent features to be protected.

Where different natural heritage system components overlap, the limit of development will be established as the maximum corridor or ecological buffer width as determined by application of these policies.

Where the limits of Natural Hazards shown on Map 6 of *The London Plan* exceed the identified corridor or buffer widths for natural heritage features, the development limit shall be established at the hazard limit.

e) Implementation/Acquisition of Ecological Buffers
Lands delineated as ecological buffers pursuant to policy 3.6 i) b) and c) may be acquired by the City pursuant to the Parks and Recreation chapter of *The London Plan*.

19. Section 20.5.3.6 iii) b) and e) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

b) Wherever possible, enhanced tree planting will be encouraged in exterior side yards along neighbourhood streets.
e) Encourage the use of large stock tree-planting for development adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets. The use of planting technologies and standards to provide for long term and sustainable growth is encouraged.

20. Section 20.5.3.6 iv) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) Recommendations arising out of a Municipal Environmental Assessment Study for lands within the Secondary Plan shall be incorporated into development plans, and will be subject to more detailed review in compliance with the Environmental Policies part of *The London Plan* if the facilities are proposed to be located within or adjacent to components of the natural heritage system. Development of the SWAP lands shall also be consistent with the Storm Drainage And Stormwater Management policies in the Civic Infrastructure chapter of *The London Plan*. The following site-specific policies shall also apply for on-site design:

1. To reduce the extent of impervious cover, storm drainage and stormwater management techniques such as alternative roadside drainage techniques, pervious paving, enhanced use of vegetation cover, and/or the adoption of other practices to decrease the extent of impervious cover will be encouraged, wherever feasible and appropriate; and

2. Any proposed channel or watercourse restoration, rehabilitation or enhancement work within the defined Dingman Creek corridor will be subject to the Environmental Policies part of *The London Plan* to demonstrate no negative impact on ecosystem features and ecological functions, and for management and rehabilitation priorities to achieve an environmental benefit, and the regulations of the Conservation Authority.

21. Section 20.5.3.7 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

3.7 Community Facilities
Community facilities, such as schools and places of worship, will be encouraged to be located in Neighbourhood Central Activity Nodes, and to serve as a focal point of the neighbourhood. Cooperation and negotiation will be required between affected land owners, the City of London, and the applicable School Board to facilitate the allocation, and possible integration, of lands proposed for school, park and community facility uses.

One school board, the Conseil Scolaire Viamonde, has identified a possible need for a school site within the planning area, specifically in the Bostwick, North Longwoods, or Central Longwoods Neighbourhood. This Board has identified a need to acquire a site with an area of two (2) hectares (5 acres), at the intersection of two Neighbourhood Connectors, or at the intersection of a Neighbourhood Connector and an Urban Thoroughfare, Civic Boulevard or Main Street. In conjunction with the subdivision and/or site plan approval application review process, the applicant shall contact each of the school boards concerning the proposed residential application, and provide to the City a communication confirming either that the Board does not have a need for a school site within the development plan, or indicating a specific need for a possible school site within the development area with as much information supporting that need as reasonably possible.

Places of worship and other small-scale community facilities are a permitted use within the residential land use designations.

22. Section 20.5.3.8 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading and the first paragraph in its entirety and replacing it with the following:

3.8 Transportation
The transportation network within this Plan consists of Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, Main Streets, and Neighbourhood Connectors. Neighbourhood Streets may connect to appropriately designed Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets to provide new connections to the community neighbourhoods. The neighbourhood street pattern will provide an organizing structure for each of the Neighbourhood areas. In addition to the City Design chapter of *The London Plan*, the Transportation policies specific to the Neighbourhood areas, and the applicable urban design policies in Section 3.9 of this Plan, the following policies shall apply:

23. Sections 20.5.3.8 i) of the Southwest Area Secondary Plan for the City of London are amended by deleting e), f) and the final paragraph in its entirety and replacing them with the following:

e) Special design treatments shall be implemented in appropriate locations, on Neighbourhood Connectors and Neighbourhood Streets, to slow or restrict traffic movements and place a priority on pedestrian movements.
f) At the subdivision and/or site plan application stage, where applicable, the owner shall convey and construct the Neighbourhood Connectors, identified on Map 3 of *The London Plan*, to ensure future opportunities for connectivity between neighbourhoods.

[Final paragraph]
The City may enter into an encroachment agreement with the property owner for the use of a neighbourhood street right-of-way in advance of its development as a neighbourhood street. The property owner may enter an agreement with the City to convey a future neighbourhood street right-of-way when it is required for road development.

24. Section 20.5.3.8 ii) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) Public road access to Bradley Avenue and Pack Road shall be restricted to one road connection approximately mid-block between each set of intersecting Urban Thoroughfares and Civic Boulevards, provided a minimum separation distance between intersections of 200 metres can be reasonably achieved. Access to Neighbourhood Streets or Neighbourhood Connectors at these locations shall have restricted turning movements.

25. Section 20.5.3.8 iv) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) Intent
As the primary gateway to Central London from the 400 series Highways, Wonderland Road South will be developed to fulfill the two functions of this major transportation corridor: an Urban Thoroughfare designed to carry high volumes of traffic in a safe and efficient manner, and as a major gateway and arrival corridor into the city. Wonderland Road South will serve as the spine of the Southwest Area, and will link both the existing and newly developing neighbourhoods within the area to one another and to the rest of the city. For these reasons, a high design standard, including landscaping, medians, opportunities for on-street parking and bicycle lanes, and local street connections may be provided within a widened road allowance. A Municipal Class Environmental Assessment shall be conducted to determine the Urban Thoroughfare cross section for the Wonderland Road South corridor. Recommendations and design requirements arising out of the Municipal Class Environmental Assessment will be incorporated into road development. Building setbacks and design elements, as set out in Section 3.9 of this Plan, may relate to this design to provide an effective interface between the public and private realms.

26. Section 20.5.3.9 of the Southwest Area Secondary Plan for the City of London is amended by deleting “the” before “402” in the first paragraph and replacing it with

“Highways”.

27. Section 20.5.3.9 i) a) of the Southwest Area Secondary Plan for the City of London is amended by adding hyphens between “pedestrian” and “oriented”, and between “transit” and “friendly”.

28. Section 20.5.3.9 ii) of the Southwest Area Secondary Plan for the City of London is amended by deleting “20.5.3.8” in the first paragraph and replacing it with “3.8”.

29. Section 20.5.3.9 ii) a) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) Four street typologies exist within the plan (exclusive of Highway 401). The following urban design policies will establish the general design intent of these typologies. Variations may be considered by the City of London based on circumstances such as topography, the proposed abutting land use(s), relationship to the Open Space System and achievement of other design objectives.

1. Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards and Main Streets
Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets are high-capacity roads which serve as both a major entry way into the Planning area and the city as a whole, along with being a route through the Planning Area to other parts of the city. A balance must be achieved between their transportation function, including accommodation for transit, and their ability to provide access to adjacent land uses, and to act as socially vibrant public space. To assist in achieving this balance, these streets will have the highest form of design treatment, including wide sidewalks, special tree and feature planting, paving, lighting and signage design.

2. Neighbourhood Connectors
The Neighbourhood Connectors connect neighbourhoods together, along with connecting these neighbourhoods to Wonderland Boulevard, the Lambeth Village Core, Neighbourhood Central Activity Nodes and other major focal points of the community. These Neighbourhood Connectors will have a higher level of design than Neighbourhood Streets through the extended use of tree and feature planting, paving, lighting and signage design. The design will complement the planned adjacent land uses. For example, where these streets provide access to street related retail and mixed-use development, in the Neighbourhood Centre Activity Nodes, their design shall include on-street parking, wider sidewalks, and street furniture such as benches.

3. Neighbourhood Streets
Neighbourhood Streets play a dual role as neighbourhood socialization spaces, as well as supporting transportation needs. The design requirements, while less substantial than for Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, Main Streets and Neighbourhood Connectors, must support the dual role of Neighbourhood Streets.

4. Lanes/Window Streets
Where direct driveway access from a roadway is not appropriate or in response to special design features such as development fronting directly onto open space, lanes shall be utilized, and in limited circumstances, “window” streets. The design requirements for these lanes and window streets will establish certain minimum standards to address issues such as pavement width and relationship to parking areas. Where such roads are to be public roads, they shall be designed:

- To provide access for public maintenance vehicles, including snow plows and garbage trucks, as well as emergency vehicles, where deemed necessary by the City;
- To maximize safety and security; and,
- Where the City’s policies for urban design are such that the use of lanes is required, the lanes may be in public ownership.

30. Section 20.5.3.9 ii) b) and e) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

b) Sidewalks shall generally be required on both sides of all streets with the exception of:
   1. Residential streets with less than then dwelling units or cul-de-sacs, where sidewalks shall be required on only one side of the street; and,
   2. Lanes, where no sidewalks shall be required.

e) Rear lotting is not permitted along Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets in the Southwest Area Plan. In instances where the City is satisfied that there is no other alternative due to topographic or other site constraints, a range of alternatives such as lanes, service roads, and "window" streets will be used to ensure a high quality of streetscape design. If there is no alternative to rear lotting, landscaping, as well as site and building design, will be used to mitigate the impact on the streetscape.

31. Section 20.5.3.9 iii) c), g), h) and j) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

c) Buildings on corner lots at the intersections of Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, Main Streets, and Neighbourhood Connectors shall be sited and massed toward the intersection.

g) [only 7th bullet]
7. provision of pedestrian walkways adjacent to stores, between building clusters, and to provide pedestrian access to transit stops, public sidewalks and adjacent developments. These walkways may need to cross parking lots to provide the required access; and,

h) All commercial and office development proposals shall demonstrate safe, effective and accessible pedestrian-, bicycle- and transit-oriented transportation linkages from residential areas, and between and within these developments.

j) Where industrial development is permitted it shall contribute to the public realm in the following ways:
   1. Development is to be integrated in the streetscape utilizing quality and varied built forms and by minimizing parking facilities and other hardstand areas along the street frontage.
   2. Parking within the front yard is discouraged. Preferably, parking should be located behind and/or at the side of the building.
   3. Garbage holding areas, and loading and servicing areas shall be designed as an integral part of the development on each site. It is preferred that loading bays be entirely contained within buildings. Where it is not possible to internalize loading and servicing areas, external loading and servicing areas will be fully screened from view. The garbage holding area facility is to be fully screened from public view and is to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces.
   4. The siting of buildings is to spatially define the street, provide high quality active frontages and provide opportunities for landscape planting in order to improve the visual quality of the streetscape.
   5. All major rooftop or exposed structures including lift motor rooms, plant rooms, etc., together with air conditioning, satellite dishes, ventilation and exhaust systems, should be suitably screened and integrated with the building. Parapets can help in screening such services.
   6. Building facades are to be of a simple modern architectural style and include a variety of material types that reflect the industrial character of the street.
   7. Where large areas of car parking are proposed (in excess of 20 spaces) at the side or rear of the building, 'garden bays' comprising vegetated landscaped areas and/or landscape trees with grass areas, are encouraged at regular intervals in order to soften the appearance of these areas and to provide shade during summer.

32. Section 20.5.4.1 i) of the Southwest Area Secondary Plan for the City of London is amended by deleting "20.5.16.4 (v)" and replacing it with "16.4 v)".

33. Section 20.5.4.1 ii) of the Southwest Area Secondary Plan for the City of London is

amended by deleting “arterial road” and replacing it with “Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street”.

34. Section 20.5.4.1 iii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) All Residential Designations in all Neighbourhoods

a) Access to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards and Main Streets

The primary transit network is expected to be provided on Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets. For all Draft Plan of Subdivision, Consent and Site Plan applications that include land within 400 metres of an Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard or Main Street, the requirements for a complete application shall include the submission of a plan that demonstrates the provision of viable, safe and effective pedestrian linkages to the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard or Main Street, to provide pedestrian access to potential future transit services. Public streets are preferred, however, pathway connections may be considered on a case-specific basis.

b) Access to Bradley Avenue

Public road, private vehicular, and pedestrian access to Bradley Avenue shall be in accordance with the Transportation policies in policy 3.8 ii) of this Plan.

c) Mix of Residential Forms

Plans of subdivision shall accommodate a diversity of building types. Semi-detached, duplex and cluster dwellings are encouraged. Along all Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, Main Streets and Neighbourhood Connectors, a variety of townhouse forms is encouraged, including 2-storey townhouses, 3-storey townhouses and stacked townhouses.

35. Section 20.5.4.1 iv) of the Southwest Area Secondary Plan for the City of London is amended by deleting “Arterial Roads” in the heading and replacing it with “Urban Thoroughfares, Civic Boulevards, Rapid transit Boulevards and Main Streets”.

36. Section 20.5.4.1 iv) a) of the Southwest Area Secondary Plan for the City of London is amended by deleting the first and final paragraphs in its entirety and replacing them with the following:

[First paragraph]
It is intended that Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets can serve as significant routes for public transit services. Specific policies apply along portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street network that are intended to focus intense, medium density housing forms along transit-oriented corridors, consistent with the Province of Ontario *Transit Supportive Guidelines*. This would also support alternative modes of transportation, such as walking and bicycling.

[Final paragraph]
It is important that residential development along Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets provides opportunities that are designed to create linkages between the Community’s interior and the Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets to provide access to the major transportation corridors and to be active, attractive and safe for pedestrian users. Rear lotting of free-hold lots, and building orientation within multi-family blocks that presents the backs of buildings to the Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets shall be avoided along Urban Throughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street streetscape. High quality landscaping in combination with street-oriented built form, are the key elements required to ensure functionality and appearance of Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street streetscapes as pedestrian-friendly transit-oriented corridors.

37. Section 20.5.4.1 iv) b) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

b) Character
Development along Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets will include street-oriented and higher intensity housing forms such as stacked townhouses and low-rise apartment buildings. However, to encourage a diverse and interesting streetscape, built forms that are traditionally less intensive may also be permitted, provided minimum density targets are met. Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street boulevards will provide opportunities for landscaping, street trees and furniture, to create a vibrant urban context.

38. Section 20.5.4.1 iv) c) of the Southwest Area Secondary Plan for the City of London is amended by deleting “arterial road” and replacing it with “Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street”.

39. Section 20.5.4.1 iv) e) of the Southwest Area Secondary Plan for the City of London is amended by deleting the second bullet in its entirety and replacing it with the following:

2. A residential density exceeding 100 units per hectare (up to 120 units per hectare) may be permitted through a site-specific zoning by-law amendment, site plan application, and associated urban design review.
    - Conformity with the City Design chapter of *The London Plan* and this Secondary Plan shall be demonstrated through the preparation of a concept plan of the site that exceeds the prevailing densities for the planning area.
    - Parking facilities shall be designed to minimize the visual impact from adjacent properties and the public realm and provide for enhanced amenity and recreation areas for the residents of the development.
    - Buildings shall be located close to the street and designed to be street-oriented such that the functional front and main entrances to the building face the street.
    - Subdivisions and site plans shall provide for safe and accessible pedestrian connections for the public between the Urban Throughfare, Civic Boulevard, Rapid Transit Boulevard or Main Street and the interior of the adjacent neighbourhoods, which are integrated into the design and function of the site.
    - Subdivisions and site plans shall provide for an enhanced pedestrian environment adjacent to the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard or Main Street.

40. Section 20.5.4.1 v) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

v) Applications To Expand or Add
Applications to expand the Medium Density Residential designation applicable to portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street network will be evaluated using all of the policies of this Secondary Plan. It is not intended that this policy will be applied within the internal portions of the Neighbourhoods, and any expansions or additions to the areas affected by this policy shall be adjacent to, and have exposure to, an Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard or Main Street on which transit service is to be provided.

41. Section 20.5.4.2 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

4.2 Institutional
The Institutional Place Type policies of *The London Plan* shall apply to all Institutional designations.

42. Section 20.5.4.3 ii) d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

Stormwater Management – Subject to the Infrastructure policies in the Natural Heritage chapter and the Storm Drainage and Stormwater Management policies in

the Civic Infrastructure chapter of *The London Plan*, stormwater management facilities may be located adjacent to, or within the natural heritage system and shall be integrated into their environment. Stormwater management facilities may also form part of an integrated trail system.

43. Section 20.5.5 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.5 Neighbourhoods and Land Use", and deleting "20.5.6", "20.5.15" and "the City of London Official Plan" in the first paragraph, and replacing them with "6.0", "15.0" and "*The London Plan*", respectively.

44. Section 20.5.5 x) of the Southwest Area Secondary Plan for the City of London is amended by deleting "Settlement".

45. Section 20.5.6 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.6 Wonderland Boulevard Neighbourhood".

46. Section 20.5.6 i) of the Southwest Area Secondary Plan for the City of London is amended by deleting "arterial" in the first paragraph.

47. Section 20.5.6 ii) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between "street" and "oriented" in the second paragraph.

48. Section 20.5.6.1 i) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between "mixed" and "use" in the final paragraph.

49. Section 20.5.6.1 ii) of the Southwest Area Secondary Plan for the City of London is amended by deleting the second paragraph in its entirety and replacing it with the following:

Office uses within the Wonderland Road Community Enterprise Corridor are not intended to compete with the Downtown; therefore, office uses that do not require access to the provincial highway system for work-related activities shall be encouraged to locate in the Downtown. In addition to offices uses permitted in the Shopping Area Place Type, research, development and information processing establishments and businesses with a mobile sales-based workforce requiring access to the provincial highway system shall be permitted. Uses as accessory to offices, including eat-in restaurants, financial institutions, personal services, day care centres, pharmacies, laboratories and clinics shall not be permitted.

50. Section 20.5.6.1 iii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Development Pattern/Neighbourhood Street Connections
In order to establish an organizing structure for the present and future development for lands within the "Wonderland Road Community Enterprise Corridor" policy 3.8 i) j) shall apply.

Neighbourhood Street rights-of-way may be dedicated for any development or redevelopment within the Wonderland Road Community Enterprise Corridor. The dedication shall occur as a condition of a plan of subdivision or consent. Where the development or redevelopment of the site is subject to site plan control, land area dedicated to the city for right-of-way will be included in the lot area calculation permitted density, coverage and floor area.

Internal access and shared internal driveways across adjacent lands may be required.

51. Section 20.5.6.1 v) b), c) and d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

b) Standard maximum heights shall not exceed four storeys. Upper maximum height of six storeys may be permitted through a site-specific zoning by-law amendment.
c) Residential development shall occur at a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. A residential density exceeding

75 units per hectare (up to 100 units per hectare) may be permitted through a site-specific zoning by-law amendment.

d) Office development for the entire Wonderland Road Community Enterprise Corridor shall not exceed 20,000m², excluding small-scale service offices and medical/dental offices, and each building shall not exceed a maximum gross floor area of 2,000m².

52. Section 20.5.6.1 vi) a), c) and d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) Built form may be of low to mid-rise height, however minimum height and setbacks may be established in the Zoning By-law to ensure that development will result in a strong, street-related built edge and achieve other design objectives for this area. In particular, development will be encouraged in a "main street" format where buildings are oriented to a public street. Permitted uses are encouraged in mixed-use developments or buildings.

c) Development shall be designated to be pedestrian and transit friendly from the outset. In particular, development shall be generally oriented to the street where possible and designed to promote a vital and safe street life and to support early provision of transit. However, where large-scale stores are permitted, given that they are often not conductive to a pedestrian-oriented street setting, design alternatives to address this issue will be utilized. These may include locating these stores in the interior of a commercial or mixed-use development block with small-scale stores and other buildings oriented to the surrounding major roads to create a strong street presence. Alternatively, the frontage of the building facing a major road could be lined with small-scale stores and/or have multiple entrances.

d) The Urban Design policies of Section 3.9 of this Plan shall apply.

53. Section 20.5.6.2 iii) c) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

The Urban Design policies of Section 3.9, and the General Residential policies of Section 4.1 of this Plan shall apply.

54. Section 20.5.6.3 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses

Permitted uses in the Medium Density Residential designation include multiple-attached dwellings, such as townhouses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes, homes for the aged, and triplex and fourplex dwellings. Single detached, duplex and semi-detached dwellings will not be permitted.

Convenience commercial uses, group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions shall not be permitted within these areas.

55. Section 20.5.6.3 iii) c) and d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

c) The Urban Design policies of Section 3.9 and the General Residential policies of Section 4.1 of this Plan shall apply.

d) A residential density exceeding 75 units per hectare (up to 100 units per hectare) may be permitted through a site-specific zoning by-law amendment and site plan application. Urban design review shall be required. A request for an increase in density shall also be subject to the following criteria:

1. The development is to be designed and occupied for seniors housing, or shall include provision for unique attributes and/or amenities that may not normally be provided for in medium density projects having a public benefit, such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;

2. Parking facilities shall be designed to minimize the visual impact off-site and provide for enhanced amenity and recreation areas for the residents of the development;
3. Conformity with the City Design chapter of *The London Plan* and this Plan shall be demonstrated through the preparation of a concept plan of the site that is consistent with the standards for the planning area; and,
4. The final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

56. Section 20.5.6.4 i) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between “mixed” and “use”.

57. Section 20.5.6.4 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
Permitted uses in the High Density Residential designation shall include mid-rise to high-rise apartment buildings, apartment hotels, nursing homes, rest homes, and homes for the aged. Convenience commercial uses, group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions shall not be permitted within these areas.

58. Section 20.5.6.4 iii) b) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

The Urban Design policies of Section 3.9 and the General Residential policies of Section 4.1 of this Plan shall apply.

59. Section 20.5.6.5 of the Southwest Area Secondary Plan for the City of London is amended by deleting “Schedule 6A” in the first paragraph and replacing it with “Schedule 5A”; and adding Schedule 5A at the end of Section 20.5.6.5 v), as indicated on “Schedule 1” attached hereto.

60. Section 20.5.6.5 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Function and Purpose
The property known as 17 and 31 Exeter Road is located at the southwest corner of a Civic Boulevard (Exeter Road) and an Urban Thoroughfare (Wonderland Road) within the Southwest Area Plan. The intersection of Exeter Road and Wonderland Road is identified as a Focal Node in the Southwest Area Plan. The land uses on these properties will contribute to the function of the Focal Node as a gateway to the Southwest Area of London and the Wonderland Road Community Enterprise Corridor, as well as provide a transition from other areas, such as the Lambeth Community, to the uses located within the Wonderland Road Community Enterprise Corridor while supporting the Wonderland Road Community Enterprise Corridor uses.

The lands will develop as a mixed-use area through a comprehensive planned approach. Development on the lands may include a range of land uses including mixed-use buildings with ground floor retail commercial, free-standing high density residential buildings, free-standing office buildings, free-standing institutional buildings and some smaller scale free-standing commercial buildings including automobile-oriented commercial buildings.

Buildings are to be focused to the street with parking areas to be located predominantly in side or rear yards and/or within structured parking facilities. New internal public and/or private streets may be created with a view to limiting direct access to Urban Thoroughfares and Civic Boulevards. Emphasis shall be placed on architectural quality and urban design to create an urban main street character.

61. Section 20.5.6.5 iii) of the Southwest Area Secondary Plan for the City of London is

amended by adding a hyphen between “street” and “oriented”.

62. Section 20.5.6.5 iv) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between “automobile” and “oriented” in clause a), and adding a hyphen between “Mixed” and “Use” in clause d).

63. Section 20.5.6.5 v) b) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between “Mixed” and “use”.

64. Section 20.5.6.7 of the Southwest Area Secondary Plan for the City of London is amended by the heading “20.5.7 Lambeth Neighbourhood”.

65. Section 20.5.7 i) of the Southwest Area Secondary Plan for the City of London is amended by deleting the final paragraph in its entirety and replacing it with the following:

> Where/if the subject lands are within the boundaries of a Specific Policy Area, the policies of Section 1.4 of the Plan shall also apply.

66. Section 20.5.7 ii) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between “street” and “oriented” in the final paragraph.

67. Section 20.5.7.1 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

> **ii) Permitted Uses**
> Permitted uses in the Low Density Residential designation include single-detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as townhouses or cluster houses may be permitted provided that they do not exceed the maximum density of development permitted in policy 7.1 iii) a). New convenience commercial uses, group homes, home occupations, community facilities, funeral homes, and office conversions shall not be permitted.

68. Section 20.5.7.1 iii) c) and d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

c) As part of a complete application, the owner shall clearly demonstrate that the proposed development is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, building height, massing and architectural treatments.
d) The Urban Design policies of Section 3.9 of this Plan shall apply.

69. Section 20.5.7.2 i) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between “service” and “oriented” in the first paragraph.

70. Section 20.5.7.2 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

> **ii) Permitted Uses**
> With the exception of the lands northwest of Wharncliffe Road South between Campbell Street North and Savoy Street, the primary permitted uses in the Medium Density Residential designation include multiple-attached dwellings, such as townhouses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, small-scale nursing homes, rest homes, homes for the aged, low density forms such as semi-detached and duplex dwellings, triplexes and fourplexes, and the conversion of existing single detached homes. Single detached dwellings shall not be permitted within plans of subdivision or cluster development. New convenience commercial uses, group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions shall not be permitted.
>
> On the lands on the northwest side of Wharncliffe Road South between Campbell Street North and Savoy Street, permitted uses in the Medium Density Residential designation include townhouses, stacked townhouses, low-rise apartments,

emergency care facilities, low density forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes, and the conversion of existing single detached homes. Development of mixed-use forms with small-scale commercial or retail uses on the main floor and residential development above, is encouraged. Such uses may include, but shall not be limited to: convenience commercial uses, eat-in restaurants, day care centres, financial institutions, professional and service offices, medical and dental offices and clinics, personal services, pharmacies, a limited amount and range of retail uses, studios and galleries, specialty food stores, and fitness and wellness establishments.

The conversion of existing dwellings for offices is permitted subject to Policy 931 of *The London Plan*.

The conversion of existing dwellings for retail uses is permitted subject to policy 7.2 iii) d) of this Plan.

71. Section 20.5.7.2 iii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Built Form and Intensity

a) Development shall occur at a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. Building heights shall not exceed four storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.
b) A residential density exceeding 75 units per hectare(up to 100 units per hectare) may be permitted through a site-specific zoning by-law amendment.
c) New residential development along the north side of Wharncliffe Road South, between Campbell Street North and the Wonderland Boulevard neighbourhood:
    1. is encouraged to have building floorplates that are designed and constructed in a manner that ensures flexibility and adaptability for potential office or commercial use at grade with residential uses located at, or above, grade. Purpose designed residential buildings will be permitted to have at-grade commercial or retail uses;
    2. shall have a built form with a low-rise height, and with a setback and roof line consistent with or complementary to the “village” streetscape character of the Lambeth Village Core; and,
    3. consistent with the relevant policies of *The London Plan* and policy 7.2 ii) of this Plan, office and retail conversions may involve minor additions to the existing building where these facilitate the use of the building for office or retail purposes. Retention of the general form and character of converted buildings will be required.
d) The conversion of existing dwellings for retail uses along the north-west side of Wharncliffe Road South, between Campbell Street North and 3967 Savoy Street:
    1. shall be defined as the total or partial conversion of a residential building for retail use. Retail conversions may involve minor additions to the existing building where these facilitate the use of the building for retail uses. Retention of the general form and character of the buildings converted for retail use will be required.
    2. will require site plan approval which will be evaluated on the basis of the following criteria:
        - provisions have been made for landscaping, privacy, screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;
        - the residential appearance of the existing building is maintained and external evidence of the retail use is minimized. Minor additions that are compatible with the external design and appearance of the existing building may be permitted, where necessary, to facilitate the use of the building for retail purposes;
        - the use of common driveways and parking areas to serve adjacent office or retail conversions shall be encouraged. Where access is proposed to be provided through a side yard to a local street, an assessment will be made on the possible negative impacts on adjacent residential uses, and whether

access would be more appropriately directed to the main street;
- provision is made for the on-site manoeuvrability of vehicles so that egress from the site does not require vehicle reversals onto the street; and,
- conformity with all other applicable provisions of the City's Site Plan Control By-law.

3. permission for retail use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for retail use.

e) The Urban Design policies of Section 3.9 and the General Residential policies of Section 4.1 of this Plan shall apply.

72. Section 20.5.7.3 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
The permitted uses include commercial uses that cater to the commercial needs of the traveling public. These uses include hotels, motels, automotive uses and services, commercial recreation establishments, restaurants, sale of seasonal produce, building supply outlets and hardware stores, furniture and home furnishings stores, warehouse and wholesale outlets, self-storage outlets, nursery and garden stores, animal hospitals or boarding kennels, and other types of commercial uses that offer a service to the travelling public. Small-scale commercial and office uses are preferred, including convenience commercial uses, eat-in restaurants, day care centres, financial institutions, professional and service offices, medical and dental offices and clinics, personal services, pharmacies, a limited amount and range of retail uses, studios and galleries, specialty food stores, and fitness and wellness establishments.

73. Section 20.5.7.3 iii) d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

The Urban Design Policies of Section 3.9 of this Plan shall apply.

74. Section 20.5.8 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.8 Lambeth Village Core Neighbourhood".

75. Section 20.5.8 ii) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between "street" and "oriented".

76. Section 20.5.8 iii) d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

The Evaluation Criteria for Planning and Development Applications policies in the Our Tools part of *The London Plan* shall apply.

77. Section 20.5.8.1 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
Permitted uses within the Main Street Lambeth North designation, shall permit those uses in the Main Street Place Type of *The London Plan.* Single-detached, semi-detached and duplex dwellings shall not be permitted. Non-residential uses to be established on previously undeveloped sites shall be restricted to the ground floor of a residential mixed-use building. Stand-alone non-residential uses shall not be permitted on previously undeveloped lands. Stand-alone residential uses will be permitted.

78. Section 20.5.8.1 iv) Built Form and Intensity and v) Transportation of the Southwest Area Secondary Plan for the City of London is amended by renumbering iv) and v) in the heading as iii) and iv).

79. Section 20.5.8.2 ii) of the Southwest Area Secondary Plan for the City of London is amended by deleting the first and second paragraphs in its entirety and replacing them with the following:

Permitted uses in the Main Street Lambeth South designation on the west side of Colonel Talbot Road shall include primarily multiple-attached dwellings, such as townhouses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes and homes for the aged. A range of small-scale commercial uses and conversion of existing buildings for non-residential small-scale uses is also permitted.

Permitted uses in the Main Street Lambeth South designation on the east side of Colonel Talbot Road, shall include permitted uses in the Main Street Place Type of *The London Plan*, but shall develop at a smaller scale than the uses in the Main Street Lambeth North designation. The portion of the remnant school block located adjacent to Colonel Talbot Road, may redevelop with non-residential uses. The east (rear) portion of the remnant school block shall redevelop with residential uses and develop at a scale and height that is compatible with the existing residential uses located to the east of the remnant school site.

80. Section 20.5.9 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading “20.5.9 Bostwick Residential Neighbourhood”.

81. Section 20.5.9 i) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Function and Purpose
The Bostwick Neighbourhood will provide for residential development with the highest intensity of all the Residential Neighbourhood Areas in the Southwest Planning Area, to support activities in the Wonderland Boulevard Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood. It is intended that the Neighbourhood Connector and Neighbourhood Street network will provide access across the Open Space corridor and the Hydro corridor to create safe and convenient linkages to the Wonderland Corridor for a variety of transportation modes.

Higher intensity mid-rise, transit-oriented development is encouraged along portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street network to support the provision of transit services as detailed in policy 4.1 iv) of the General Residential policies.

Where/if the subject lands are within the boundaries of a Specific Policy Area, the policies of Section 1.4 of the Plan shall also apply.

82. Section 20.5.9 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Character
The residential areas will develop as traditional suburban neighbourhoods, with characteristics similar to those found in the older areas of the city, reflecting a compact development, a diversity of building types, and walkable amenities to enhance the day to day living experience. Access to Medium Density Residential areas between the Open Space and Hydro corridors and the Wonderland Boulevard Neighbourhood area will be via local road connections to Wonderland Road South, or from new Neighbourhood Connectors and Neighbourhood Streets to be developed within the Bostwick Neighbourhood.

83. Section 20.5.9.1 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
Low density forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes, townhouses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes and homes for the aged will be permitted in the Low and Medium Density Residential designations. In addition to

residential development, a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic and institutional uses, such as parks, schools and places of worship, and live-work uses may be permitted within the Medium Density Residential Designation.

84. Section 20.5.9.1 iii) c), d), e) and f) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

c) A residential density exceeding 75 units per hectare (up to 100 units per hectare) may be permitted up to 100 units per hectare through a site-specific zoning by-law amendment.
d) Policy 4.1 iv) of this Plan shall apply to development adjacent to portions of the Civic Boulevard network within this Neighbourhood.
e) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density and a high-rise height without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of two Civic Boulevards. High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.
f) The Urban Design policies of Section 3.9 of this Plan shall apply.

85. Section 20.5.9.2 i) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between “mixed” and “use”.

86. Section 20.5.9.2 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
Permitted uses in the High Density Residential designation shall include mid-rise to high-rise apartment buildings, apartment hotels, nursing homes, rest homes, and homes for the aged. Convenience commercial uses, community facilities, group homes, home occupations, funeral homes, commercial recreation facilities, small-scale office developments and office conversions may be permitted within these areas.

87. Section 20.5.9.2 iii) b) and c) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

b) The Urban Design policies of Section 3.9 and the General Residential policies of Section 4.1 of this Plan shall apply.
c) Notwithstanding policy 9.2 iii) a), higher densities or heights may be permitted through a site-specific zoning by-law amendment.

88. Section 20.5.10 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading “20.5.10 North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods”.

89. Section 20.5.10 i) of the Southwest Area Secondary Plan for the City of London is amended by deleting the second and final paragraphs and replacing them with the following:

[Second paragraph]
Higher intensity mid-rise, transit-oriented development is along portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard and Main Street network within these Neighbourhoods to support the provision of transit services as detailed in policy 4.1 iv) of the General Residential policies.

[Final paragraph]
Where/if the subject lands are within the boundaries of a Specific Policy Area, the policies of Section 1.4 of the Plan shall also apply.

90. Section 20.5.10.1 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses

Uses that are generally permitted within Medium Density Residential areas will be permitted in both the Low and Medium Density Residential designations. Permitted uses include single detached, semi-detached and duplex dwellings, triplexes, fourplexes, townhouses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes and homes for the aged. In addition to residential development, a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic and institutional uses, such as parks, schools and places of worship, and live-work uses may be permitted within the Medium Density Residential Designation.

91. Section 20.5.10.1 iii) c), d) and e) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

c) Policy 4.1 iv) of this Plan shall apply to development adjacent to portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard and Main Street network within these Neighbourhoods.
d) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density and a high-rise height without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of streets classified as either Civic Boulevard(s) and/or Urban Thoroughfare(s). High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.
e) The Urban Design policies of Section 3.9 of this Plan shall apply.

92. Section 20.5.10.2 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

10.2 High Density Residential

Permitted uses in the High Density Residential designation shall include low-rise and high-rise apartment buildings, apartment hotels, multiple-attached dwellings, rooming and boarding houses, emergency care facilities, nursing homes, rest homes, and homes for the aged. Development shall have a maximum density of 150 units per hectare.

93. Section 20.5.10.3 i) of the Southwest Area Secondary Plan for the City of London is amended by deleting the final paragraph in its entirety and replacing it with the following:

The longer-term intent would be to achieve a mix of residential uses as described in policy 10.1 i), above.

94. Section 2.5.10.3 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses

a) The primary permitted uses in the Light Industrial Place Type of *The London Plan* shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor's shops that do not involve open storage. Office uses and retail outlets subject to policy 1140 of *The London Plan*, which are ancillary to any of the above uses, are also permitted.
b) All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment, Conservation and Parks as required by the Environmental

Protection Act and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

c) Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the Planning and Development Applications policies in the Our Tools part of *The London Plan.*
d) Where lands are transitioning from industrial to residential use, the permitted uses in the Medium Density Residential designation, as set out in Section 10.1, are permitted.

95. Section 20.5.10.3 iii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Built Form and Intensity

a) The built form and intensity policies of Section 10.1 shall apply to residential development.
b) The following policies shall apply to industrial development:
    1. the Urban Design Policies of Section 3.9 of this Plan shall apply; and,
    2. setback and mitigation measures as per the Ministry of the Environment, Conservation and Parks' *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D-Series Guidelines) shall apply.

96. The Southwest Area Secondary Plan for the City of London is amended by adding new Section 10.4 as follows:

10.4 3493 Colonel Talbot Road

For not for than 30% of the single detached dwellings lots within the Silverleaf Subdivision Phase 2 and registered plan 33M-742, notwithstanding policy 3.9 iii) e), for courtyard dwellings, garages may project beyond the façade of the dwelling, or the façade (front face) of any porch, where the interior garage façade that includes the garage door(s) is located at no more than 90 degrees to the main building and principal entrance.

97. Section 20.5.11 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.11 North Talbot and North Longwoods Neighbourhoods".

98. Section 20.5.11 ii) of the Southwest Area Secondary Plan for the City of London is amended by adding a hyphen between "street" and "oriented".

99. Section 20.5.11.1 i) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Intent

The Low and Medium Density Residential designations apply to most of the existing and planned neighbourhoods of North Talbot and North Longwoods, reflecting land uses established through Specific Policy Areas and site-specific applications. Where/if the subject lands are within the boundaries of a Specific Policy Area, the policies of Section 1.4 of the Plan shall also apply.

Higher intensity mid-rise, transit-oriented development is encouraged along portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street network within these neighbourhoods to support the provision of transit services as detailed in policy 4.1 iv) of the General Residential policies.

100. Section 20.5.11.1 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses

a) Permitted uses in the Low Density Residential designation include single detached, semi-detached and duplex dwellings.
b) Permitted uses in the Medium Density Residential designation include multiple-

attached dwellings, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes, and homes for the aged.

101. Section 20.5.11.1 iii) a), c), d) and e) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) Within the Low Density Residential designation, new development shall have a maximum density of 30 units per hectare. Within the Medium Density Residential designation, new development shall have a maximum density of 75 units per hectare and building height shall not exceed four storeys. In some instances, building density may be increased up to 100 units per hectare in the Medium Density Residential designation through a site-specific zoning by-law amendment.
c) Policy 4.1 iv) of the Plan shall apply to development adjacent to portions of the Urban Thoroughfare, Civic Boulevard, Rapid Transit Boulevard, and Main Street network in these neighbourhoods.
d) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of two streets classified as either Urban Thoroughfare(s), Civic Boulevard(s), Rapid Transit Boulevard(s) and/or Main Street(s). High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.
e) The Urban Design Policies of Section 3.9 of this Plan shall apply.

102. Section 20.5.11.2 i) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Intent
The High Density Residential designation applies to two properties along Southdale Road West, reflecting land uses permitted through previous planning processes. Where/if the subject lands are within the boundaries of a Specific Policy Area, the policies of Section 1.4 of the Plan shall also apply.

103. Section 20.5.11.2 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
Permitted uses shall include low-rise and high-rise apartment buildings, apartment hotels, multiple-attached dwellings, rooming and boarding houses, emergency care facilities, nursing homes, rest homes, and homes for the aged. Group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions may be permitted.

104. Section 20.5.11.2 iii) a), c) and d) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) New development within the High Density Residential designation shall have a maximum density of 150 units per hectare.
c) The Urban Design Policies of Section 3.9 of this Plan shall apply.
d) Where/if the subject lands are within the boundaries of a Specific Policy Area, the policies of Section 1.4 of the Plan shall also apply.

105. Section 20.5.12 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading “20.5.12 Brockley Rural Settlement Neighbourhood”.

106. Section 20.5.12 i) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

12.1 Rural Neighbourhood
i) Intent
The Rural Neighbourhood designation will provide for low-intensity residential uses consistent with the existing neighbourhood of Brockley and the policies of the Rural

Neighbourhoods Place Type of *The London Plan*.

107. Section 20.5.12 ii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
The primary permitted uses in the Rural Neighbourhoods Place Type of *The London Plan* will be permitted, although the primary uses shall be residential.

108. Section 20.5.12 iii) a) and c) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) New development shall be consistent with the Intensity policies in the Rural Neighbourhoods Place Type chapter of *The London Plan.*
c) For non-residential development, the owner shall demonstrate that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, building height, massing and architectural treatments.

109. Section 20.5.13 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.13 Dingman Industrial Neighbourhood".

110. Section 20.5.13.1 i) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Permitted Uses
The permitted uses in the Light Industrial Place Type of *The London Plan* will be permitted. Existing Industrial uses are recognized as permitted uses within the Industrial designation of this Secondary Plan and may be recognized as permitted uses in the Zoning By-law. Proposals for the expansion of Industrial uses that are not permitted in the Light Industrial Place Type, shall require an amendment to *The London Plan* to redesignate the lands on Map 1 of *The London Plan* to a Heavy Industrial Place Type. Such applications will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the Planning and Development Applications policies in the Our Tools part in *The London Plan*.

The permitted uses of the Heavy Industrial Place Type of *The London Plan* will continue to apply to lands located on the north side of Dingman Drive, west of Highway 401.

All uses adding, emitting, or discharging a contaminant into the natural environment must obtain a Certificate of Approval from the Ministry of the Environment, Conservation and Parks as required by the Environmental Protection Act and associated Regulations. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

111. Section 20.5.13.1 ii) a) and c) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) The Urban Design Policies of Section 3.9 of this Plan shall apply.
c) Setback and mitigation measures as per the Ministry of the Environment, Conservation and Parks' *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D-Series Guidelines) shall apply.

112. Section 20.5.13.2 ii) Permitted Uses of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses
a) In addition to existing industrial uses, the permitted uses in the Light Industrial Place Type of *The London Plan* shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to

cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor's shops that do not involve open storage.

b) All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment, Conservation and Parks as required by the Environmental Protection Act and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.
c) New industrial uses should be compatible with future non-industrial uses. Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the Planning and Development Applications policies in the Our Tools part of *The London Plan.*

113. Section 20.5.13.2 ii) Built Form and Intensity of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Built Form and Intensity

The following policies shall apply to industrial development:

a) The Urban Design Policies of Section 3.9 of this Plan shall apply.
b) Setback and mitigation measures as per the Ministry of the Environment, Conservation and Parks' Compatibility Between Industrial Facilities and Sensitive Land Uses (D-Series Guidelines) shall apply.

114. Section 20.5.13.3 ii) e), f) and g) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

e) A very limited amount of small-scale retail and service uses may be permitted in these areas to serve those that work in this designation or surrounding employment areas. Such uses will be located on the periphery of the designation, adjacent to a Civic Boulevard.
f) A limited range of light industrial uses may be permitted that are compatible with the commercial uses permitted in this designation. Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the Planning and Development Applications policies in the Our Tools part of *The London Plan.*
g) All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment, Conservation and Parks as required by the Environmental Protection Act and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

115. Section 20.5.13.3 iii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Built Form and Intensity

The following policies shall apply to industrial development:

a) The Urban Design Policies of Section 3.9 of this Plan shall apply.
b) Setback and mitigation measures as per the Ministry of the Environment, Conservation and Parks' Compatibility Between Industrial Facilities and Sensitive Land Uses (D-Series Guidelines) shall apply.

116. Section 20.5.13.4 i) Intent of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Intent

The Future Community Growth designation establishes Council's intent for future urban development on the lands to which it is applied. The Future Community Growth designation will be applied where there is an expectation that non-industrial Place Types will be established. While this will likely include the Neighbourhoods Place Type, it may also support the application of many other Place Types such as Urban Corridor, Shopping Area, Institutional, and Green Space. The designation establishes this intent, while ensuring that development does not occur until such time as the necessary background studies are completed and a Secondary Plan is prepared to address all lands within this designation comprehensively.

117. Section 20.5.13.4 i) Permitted Uses of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Permitted Uses

Because of concerns regarding premature development, Future Community Growth areas will be zoned to allow for a very limited range of uses. Uses that exist at the time of the adoption of this Plan may be permitted to continue. Subject to all the policies in this section, a very limited range of new uses that are similar to existing uses and would not have an impact on the future comprehensive planning and development of these lands may be permitted.

118. Section 20.5.14 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.14 Brockley Industrial Neighbourhood".

119. Section 20.5.14 i) of the Southwest Area Secondary Plan for the City of London is amended by deleting the final paragraph in its entirety and replacing it with the following:

The east portion of the Brockley Industrial Neighbourhood is directly adjacent to the residential development in the Brockley Rural Neighbourhood. To minimize the impacts of the expansion of existing, or development of new industrial uses on the Brockley Rural Neighbourhood, specific land use, mitigation and design policies apply in this area. The Brockley Industrial Neighbourhood will accommodate a reduced range of light industrial uses with a focus on logistics type of industrial uses that involve the movement and transfer of goods.

120. Section 20.5.14.1 i) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Permitted Uses

On lands west of Wellington Road, the permitted uses in the Light Industrial Place Type of *The London Plan* will be permitted. Existing Industrial uses are recognized as permitted uses within the Industrial designation of this Secondary Plan and may be recognized as permitted uses in the Zoning By-law. Proposals for the expansion of Industrial uses that are not permitted in the Light Industrial Place Type shall require an amendment to *The London Plan* to redesignate the lands on Map 1 of *The London Plan* to a Heavy Industrial Place Type. Such applications will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the Planning and Development Applications policies in the Our Tools part of *The London Plan.*

On lands east of Wellington Road, light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels may be permitted. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouses and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor's shops that do not involve open storage. Office uses and retail outlets subject to policy 1140 of *The London Plan*, which are ancillary to any of the above uses, are also permitted.

All uses adding, emitting, or discharging a contaminant into the natural environment must obtain a Certificate of Approval from the Ministry of the Environment, Conservation and Parks as required by the *Environmental Protection Act* and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London's Waste Discharge By-law.

121. Section 20.5.14.1 ii) a), c), e) and g) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

a) The Zoning, Site Plan, and Sign Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, landscaping, lighting, and signage for industries adjacent to the Brockley Rural Neighbourhood area.
c) Regulations in the Zoning By-law shall include provision
d) s requiring buildings and structures to be located a minimum of 40 metres from the Brockley Rural Neighbourhood boundary.
e) Setback and mitigation measures as per the Ministry of the Environment, Conservation and Parks' *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D-Series Guidelines) may apply.
g) The Urban Design Policies of Section 3.9 of this Plan shall apply.

122. Section 20.5.15 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.15 Wellington Road/Highway 401 Neighbourhood".

123. Section 20.5.15 iii) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Permitted Uses
The permitted uses in the applicable Place Type of *The London Plan* will be permitted.

124. Section 20.5.15 iv) of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iv) Built Form and Intensity
The City Design chapter and Form and Intensity policies of the relevant Place Type of *The London Plan* shall apply.

125. Section 20.5.16 of the Southwest Area Secondary Plan for the City of London is amended by deleting the heading "20.5.16 Implementation".

126. Section 20.5.16.3 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety.

127. Section 20.5.16.4 of the Southwest rea Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.3 Official Plan Amendments
i) Any amendment 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 London Plan*.
ii) Where lands are designated "Environmental Review" on Map 1 – Place Types of *The London Plan*, Map 1 shall prevail over the Open Space designation on Schedule 4 of the Southwest Area Land Use Designations of the Secondary Plan. Once an Environmental Impact Study (EIS) has been completed, amendments to *The London Plan* Map 1 – Place Types, Map 5 – Natural Heritage and the Secondary Plan Schedule will be required, as applicable.
iii) 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 London Plan*.
iv) Updates to this Secondary Plan are to reflect applicable changes to *The London Plan*, Provincial Policy Statement, Planning Act and Regulations, as required.
v) Where the minimum density described for a neighbourhood is not able to be

achieved on an individual application, the City may consider a lower minimum density without amendment to this Plan. The consideration of a lower density than the minimum density described for a neighbourhood shall include the following matters:

a) the size of the parcel.
b) the amount of land not designated for low density residential development that could develop to meet the overall intensity of development contemplated for the neighbourhood.
c) the pattern of development, including roads and parks.
d) opportunities to provide a range and mix of housing types and/or a range and mix of lot sizes that meet the intent of the neighbourhood housing mix.

128. Section 20.5.16.5 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.4 Zoning

i) Any applications for amendment to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.
ii) Consideration of other land uses through a Zoning By-law amendment shall be subject to the Planning and Development Applications policies as described in the applicable place type of *The London Plan*.

129. Section 20.5.16.6 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.5 Plans of Subdivision/Plans of Condominium/Consents to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.

130. Section 20.5.16.7 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.6 Site Plan Approval

Any applications for site plan approval shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.

131. Section 20.5.16.8 of the Southwest Area Secondary Plan for the City of London is amended by deleting “20.5.16.8” in the heading and replacing it with “16.7”.

132. Section 20.5.16.9 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.8 Achieving Minimum Residential Density

Minimum residential density shall be calculated on the basis of Section 16.7, above, and as the total area of the land designated and proposed for residential development, including of lands dedicated for the purpose of widening existing roads, less any parcels of land to be used for non-residential uses.

133. Section 20.5.16.10 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.9 Proposed Future Road Corridors

Alignment of proposed future road corridors identified on Map 3 of *The London Plan* shall be determined by one of the following:

a) Completion of a Municipal Class Environmental Assessment.
b) A corridor study or functional transportation planning study as described in the Protection and Acquisition of Lands for Mobility Infrastructure policies in the Mobility chapter of *The London Plan.*
c) Consideration of a draft plan of subdivision. Map 3 may be amended to reflect the determined alignment of a proposed future road corridor without the need for an Official Plan amendment.

134. Section 20.5.16.11 of the Southwest Area Secondary Plan for the City of London is

amended by deleting “20.5.16.11” in the heading and replacing it with “16.10”, deleting clauses i) f) and ii) in its entirety and replacing them with the following:

i) f) Transportation Design Concept Plan, including pedestrian linkages to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets.
ii) Other reports and studies may be required in accordance with the Complete Application and Pre-Application Consultation Requirements section in the Our Tools part of *The London Plan*.

135. Section 20.5.16.12 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.11 Urban Design Policies
All development within the Southwest Area Secondary Plan boundaries shall be subject to the urban design policies contained in this Plan, in addition to applicable policies in *The London Plan*.

136. Section 20.5.16.13 of the Southwest Area Secondary Plan for the City of London is amended by deleting “20.5.16.13” in the heading and replacing it with “16.12”.

137. Section 20.5.16.14 of the Southwest Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

16.13 Interpretation
The How To Use The London Plan section in the Our Challenge part of *The London Plan* shall apply to this Secondary Plan.

138. Section 20.5.17 of the Southwest Area Secondary Plan for the City of London is amended by deleting Appendix 1 Official Plan Extracts in its entirety, and deleting the list of appendices and replacing it with the following:

Appendix 1 Growth Estimate

Appendix 2 Residential Density and Height Table

139. Section 20.5.17 Appendix 2 Growth Estimate of the Southwest Area Secondary Plan for the City of London is amended by renumbering the appendix number to 1.

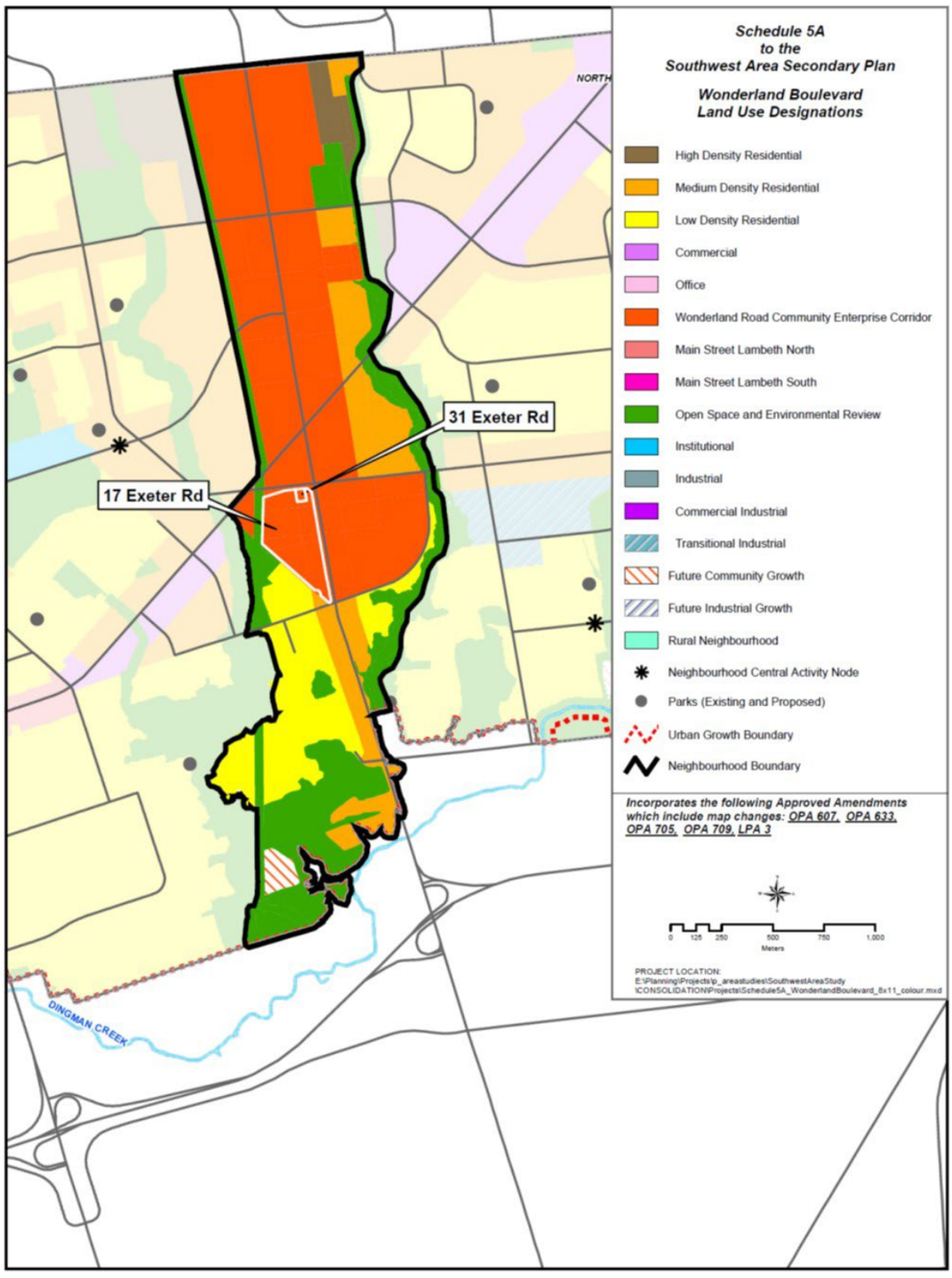
140. Section 20.5.17 Appendix 3 Residential Density and Height Table of the Southwest Area Secondary Plan for the City of London is amended by renumbering the appendix number to 2, and deleting the existing table in its entirety and replacing it with a new table, as indicated on “Schedule 2” attached hereto.

141. Schedule 3 of the Southwest Area Secondary Plan for the City of London is amended by deleting “Brockley Rural Settlement” and replacing it with “Brockley Rural”, as indicated on “Schedule 3” attached hereto.

142. Schedule 4 through 17 of the Southwest Area Secondary Plan for the City of London is amended by deleting “Urban Reserve” and “Rural Settlement” in the legend and replacing them with “Future” and “Rural Neighbourhood”, respectively, as indicated on “Schedule 4” through “Schedule 17” attached hereto.

143. Schedule 14 of the Southwest Area Secondary Plan for the City of London is amended by deleting “Rural Settlement” in the title and replacing it with “Rural Neighbourhood”, as indicated on “Schedule 14”.

Schedule 1


Schedule 5A
to the
Southwest Area Secondary Plan
Wonderland Boulevard
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
0 125 250 500 750 1,000
Meters
PROJECT LOCATION:
E:\Planning\Projects\p_areastudies\SouthwestAreaStudy\CONSOLIDATION\Projects\Schedule5A_WonderlandBoulevard_8x11_colour.mxd
31 Exeter Rd
17 Exeter Rd
DINGMAN CREEK

Schedule 2

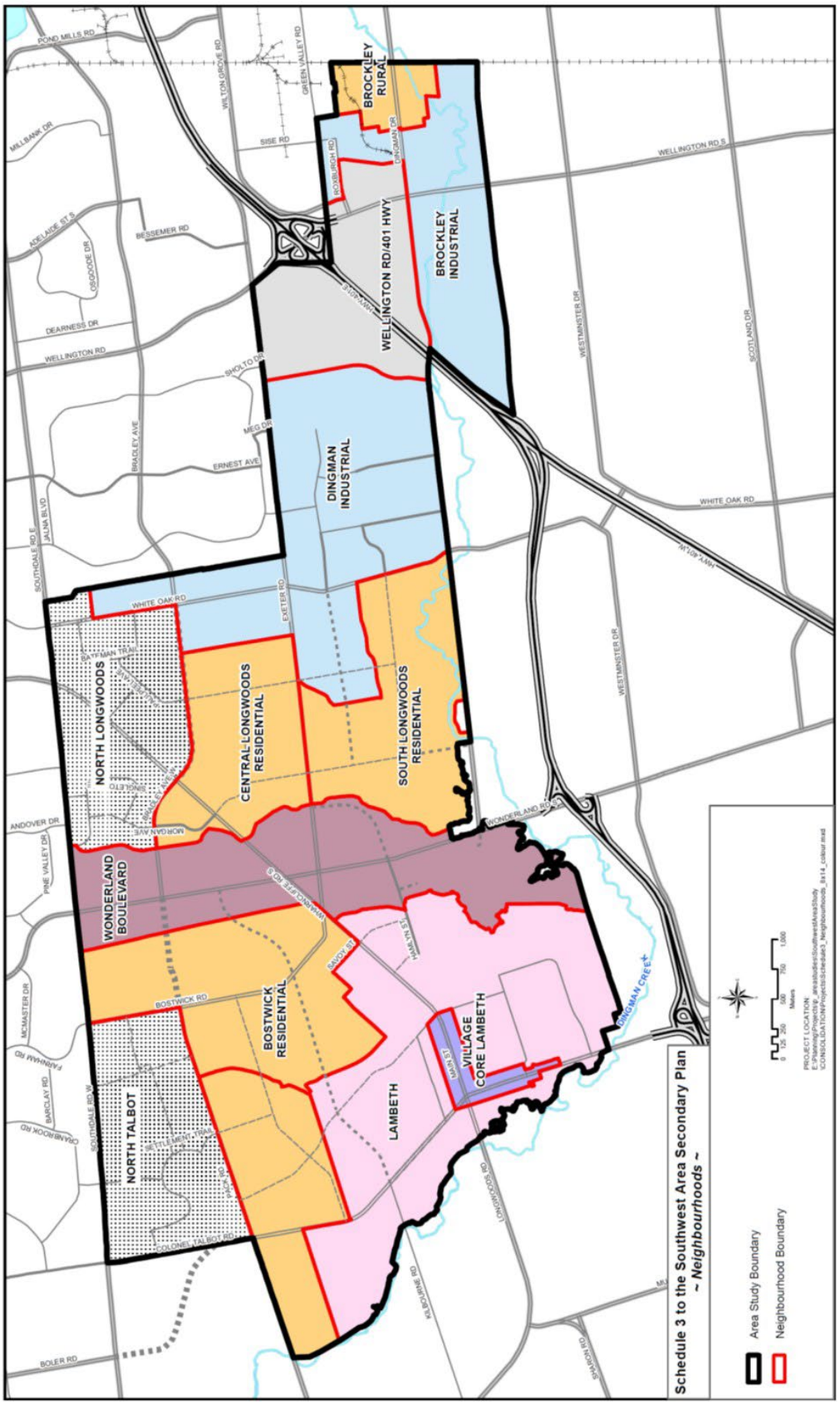
Neighbourhood	Low Density Residential Designation			Medium Density Residential Designation			High Density Residential Designation		
	Min/Max Density (uph)	Increase Permitted?	Min/Max Height (storeys)	Min/Max Density (uph)	Increase Permitted?	Min/Max Height (storeys)	Min/Max Density (uph)	Increase Permitted?	Min/Max Height (storeys)
Wonderland Boulevard North of Exeter and South of Hamlyn*	n/a	n/a	n/a	35/75	Yes – to 100 uph	-/6	-/150	Yes	Per S. 6.4 iii)
Wonderland Boulevard South of Exeter	15/30	Per S. 6.2 iii) a)	-/4	75/150	No	-/10	n/a	n/a	n/a
Lambeth	15/30	No	-/4	30/75	Yes – to 100 uph	-/4	n/a	n/a	n/a
Lambeth Village Core**	Per the requirements of the adjacent Neighbourhood			Per the requirements of the adjacent Neighbourhood			n/a	n/a	n/a
Bostwick	25/40	No	-/4	35/75	Yes – to 100 uph	-/6	-/150	Yes	-/12
North Lambeth, Central and South Longwoods	18/35	No	-/4	30/75	No	-/4	-/150	No	Per The London Plan
North Talbot, North Longwoods	-/30	n/a	n/a	-/75	Yes – to 100 uph	-/4	150	No	Per The London Plan
Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, Main Streets (selected) in the Medium Density Residential Designation	n/a	n/a	n/a	30/100	Yes – to 120 uph subject to criteria	2/9	n/a	n/a	n/a

*In the Wonderland Road Community Enterprise Corridor designation, high density residential development shall have a minimum density of 30 units per hectare, a maximum density of 75 units per hectare or up to 100 units per hectare through a site-specific zoning by-law amendment, and a standard maximum height of 4 storeys or up to an upper maximum of 6 storeys through a site-specific zoning by-law amendment.

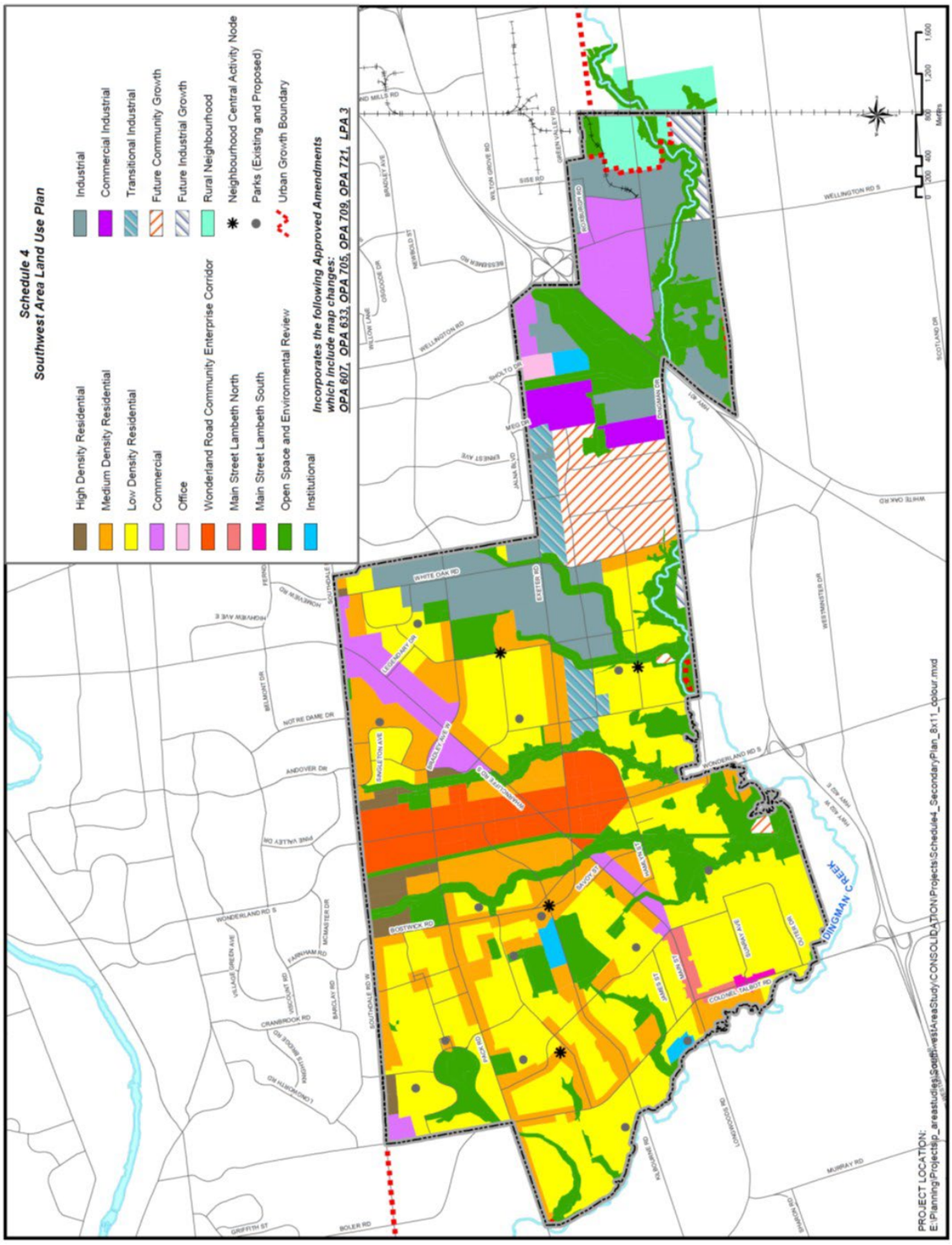
**In the Main Street Lambeth North and Main Street Lambeth South designations, residential densities shall not exceed 75 uph and heights shall not exceed 3 storeys.

This table is provided for convenience only. If there is a discrepancy between this table and Parts 5 through 15 of the Secondary Plan, Parts 5 through 15 shall prevail.

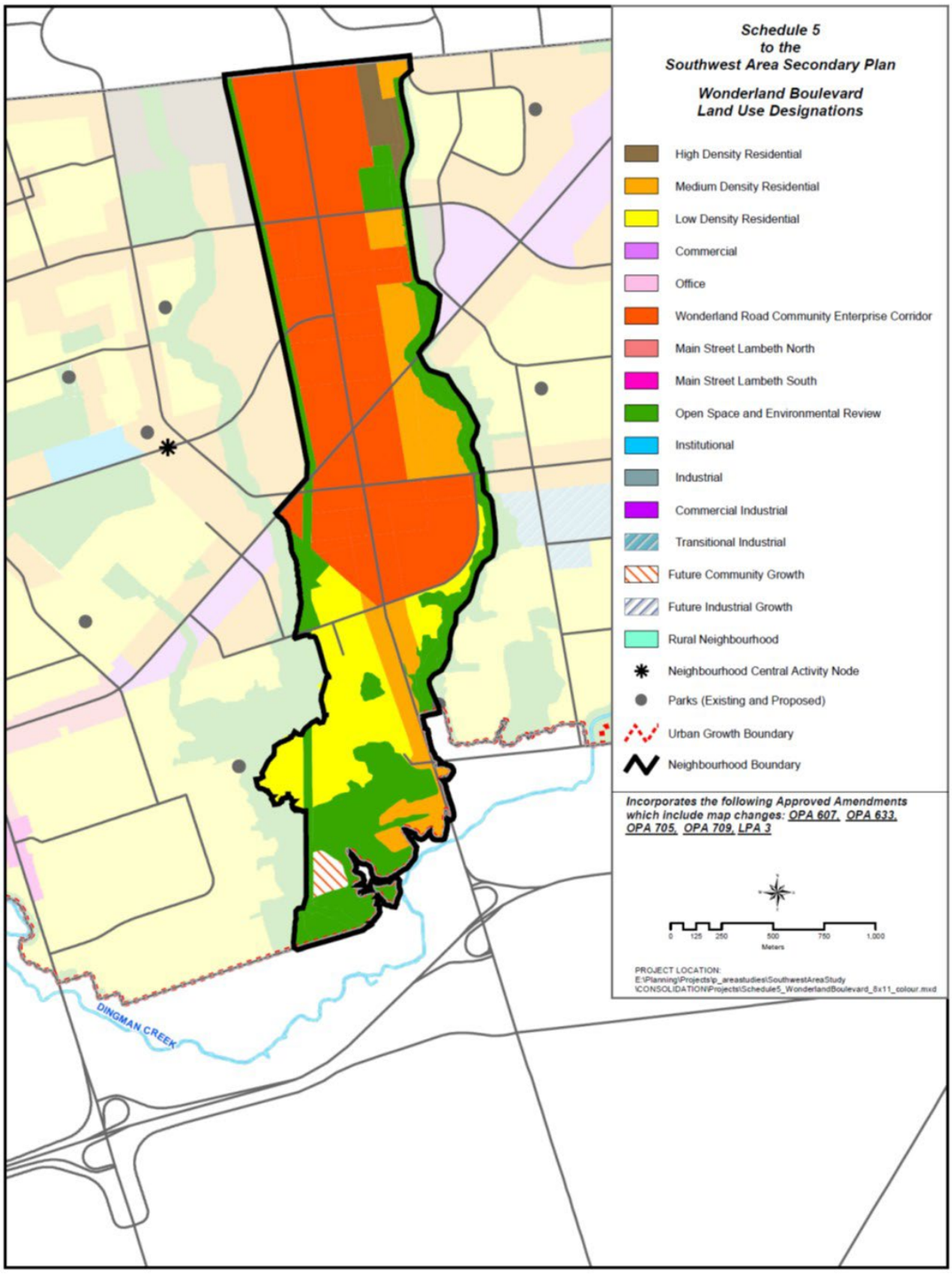
Schedule 3


Schedule 3 to the Southwest Area Secondary Plan
~ Neighbourhoods ~
Area Study Boundary
Neighbourhood Boundary
BROCKLEY RURAL
BROCKLEY INDUSTRIAL
WELLINGTON RD/401 HWY
DINGMAN INDUSTRIAL
NORTH LONGWOODS
CENTRAL LONGWOODS RESIDENTIAL
SOUTH LONGWOODS RESIDENTIAL
WONDERLAND BOULEVARD
BOSTWICK RESIDENTIAL
NORTH TALBOT
LAMBETH
VILLAGE CORE LAMBETH
DINGMAN CREEK
POND MILLS RD
MILLBANK DR
ADELAIDE ST S
BESSEMER RD
DEARNESS DR
WELLINGTON RD
SHOLTO DR
MEG DR
ERNEST AVE
BRADLEY AVE
JALNA BLVD
SOUTHDALE RD E
WHITE OAK RD
EXETER RD
ANDOVER DR
PINE VALLEY DR
MCMASTER DR
BARCLAY RD
OAKRIDGE RD
SOUTHDALE RD W
BOSTWICK RD
SAVOY ST
HAMLYN ST
OAK ST
LONGWOODS RD
KILBOURNE RD
SHARON RD
BOLER RD
COLONEL TALBOT RD
WESTMINSTER DR
SCOTLAND DR
WELLINGTON RD S
GREEN VALLEY RD
WILTON GROVE RD
SISE RD
COMMISSIONERS RD E
LONGMAN DR
HWY 401 W
HWY 401 E

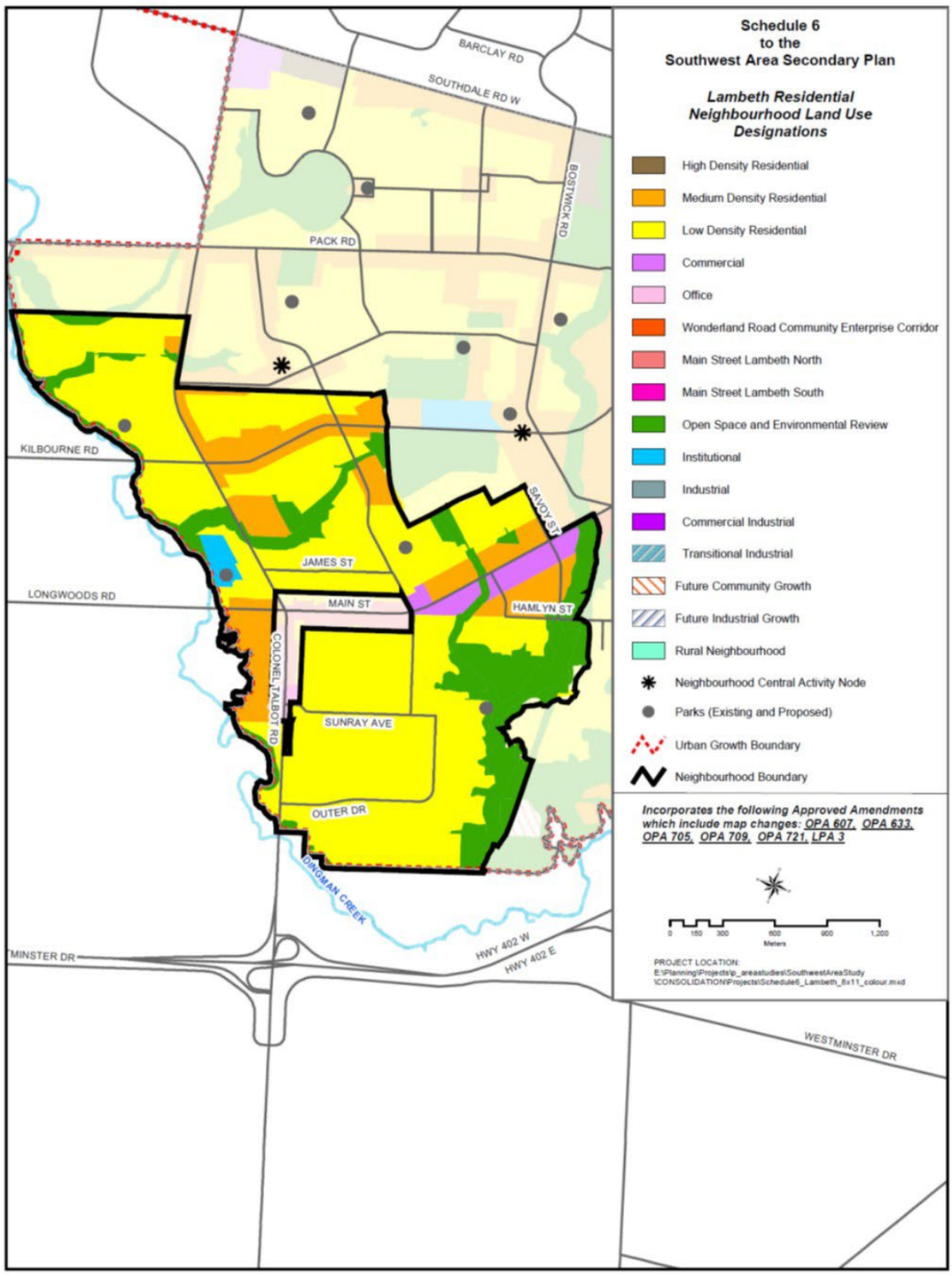
Schedule 4


Schedule 4
Southwest Area Land Use Plan
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Incorporates the following Approved Amendments which include map changes:
OPA 607, OPA 633, OPA 705, OPA 709, OPA 721, LPA 3
WELLINGTON RD S
WHITE OAK RD
EXETER RD
LEGEGHAM DR
WONDERLAND RD S
BOSTWICK RD
COLONEL TALBOT RD
MURRAY RD
BOLER RD
SOUTHDALE RD W
DINGMAN CREEK
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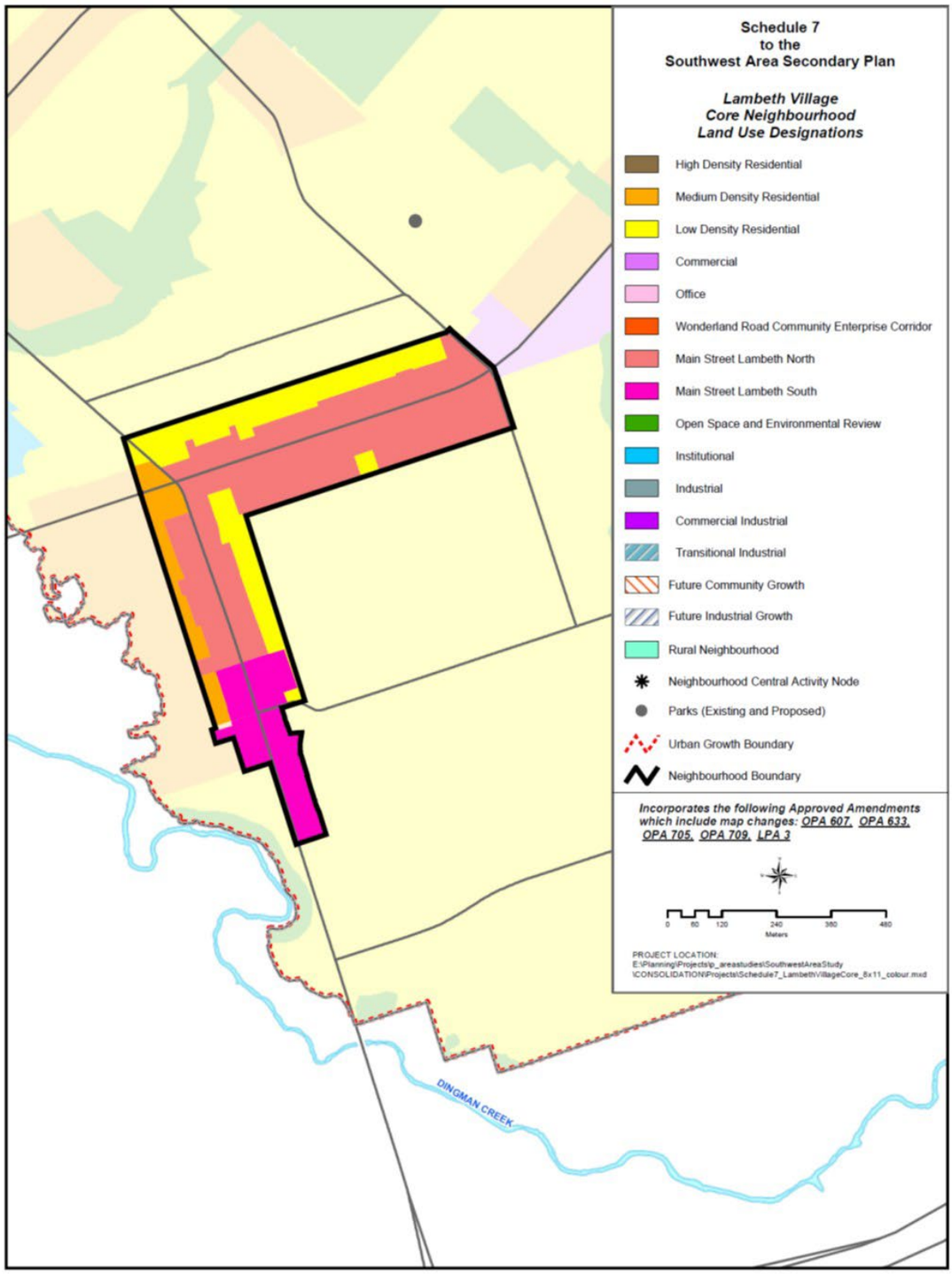
Schedule 5


Schedule 5
to the
Southwest Area Secondary Plan
Wonderland Boulevard
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
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Meters
PROJECT LOCATION:
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DINGMAN CREEK

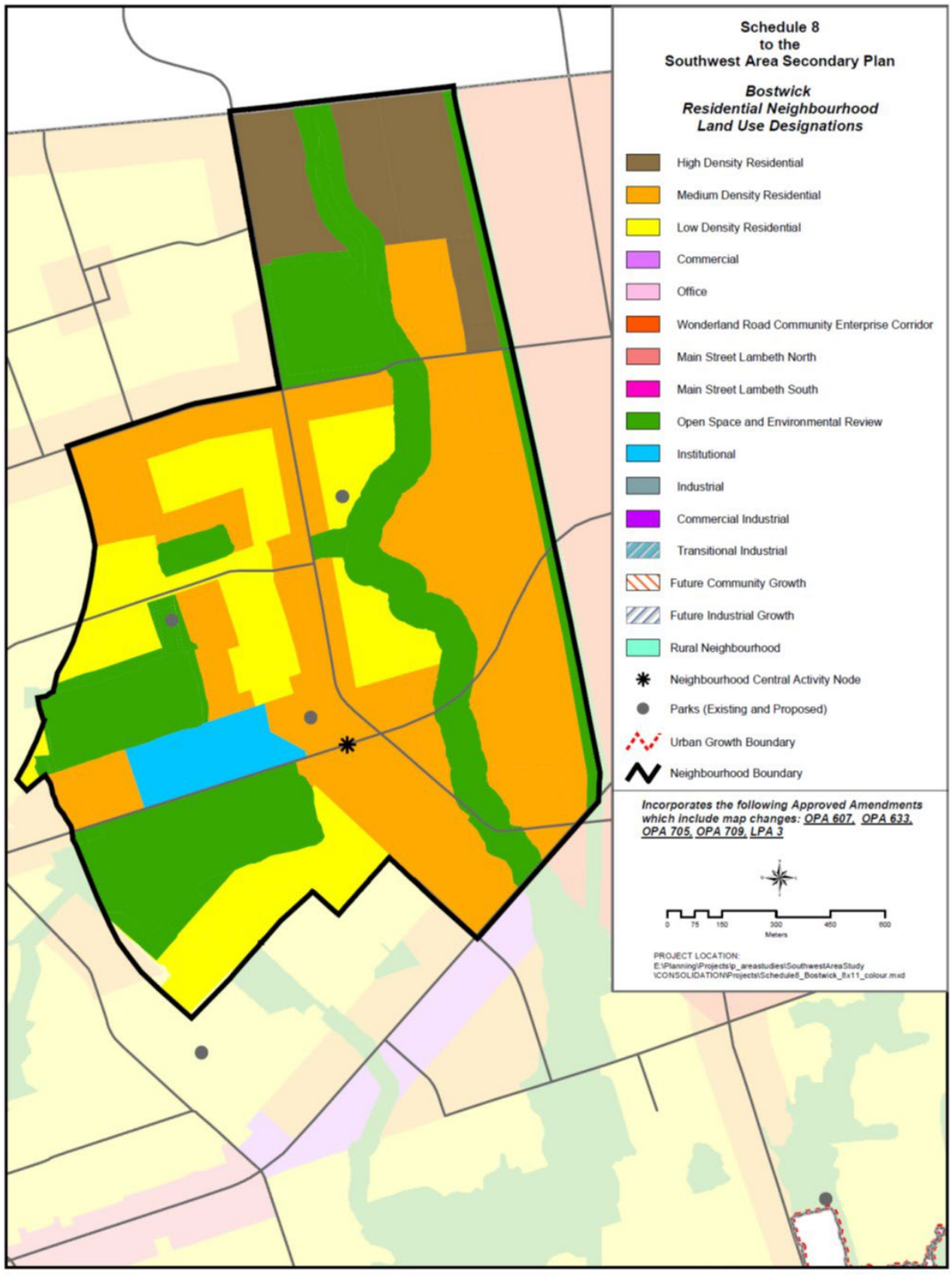
Schedule 6


Schedule 6
to the
Southwest Area Secondary Plan
Lambeth Residential
Neighbourhood Land Use
Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, OPA 721, LPA 3
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Meters
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SOUTHDALE RD W
BOSTWICK RD
PACK RD
KILBOURNE RD
SAVOY ST
JAMES ST
LONGWOODS RD
MAIN ST
HAMLYN ST
COLONEL TALBOT RD
SUNRAY AVE
OUTER DR
DINGMAN CREEK
HWY 402 W
HWY 402 E
MINSTER DR
WESTMINSTER DR

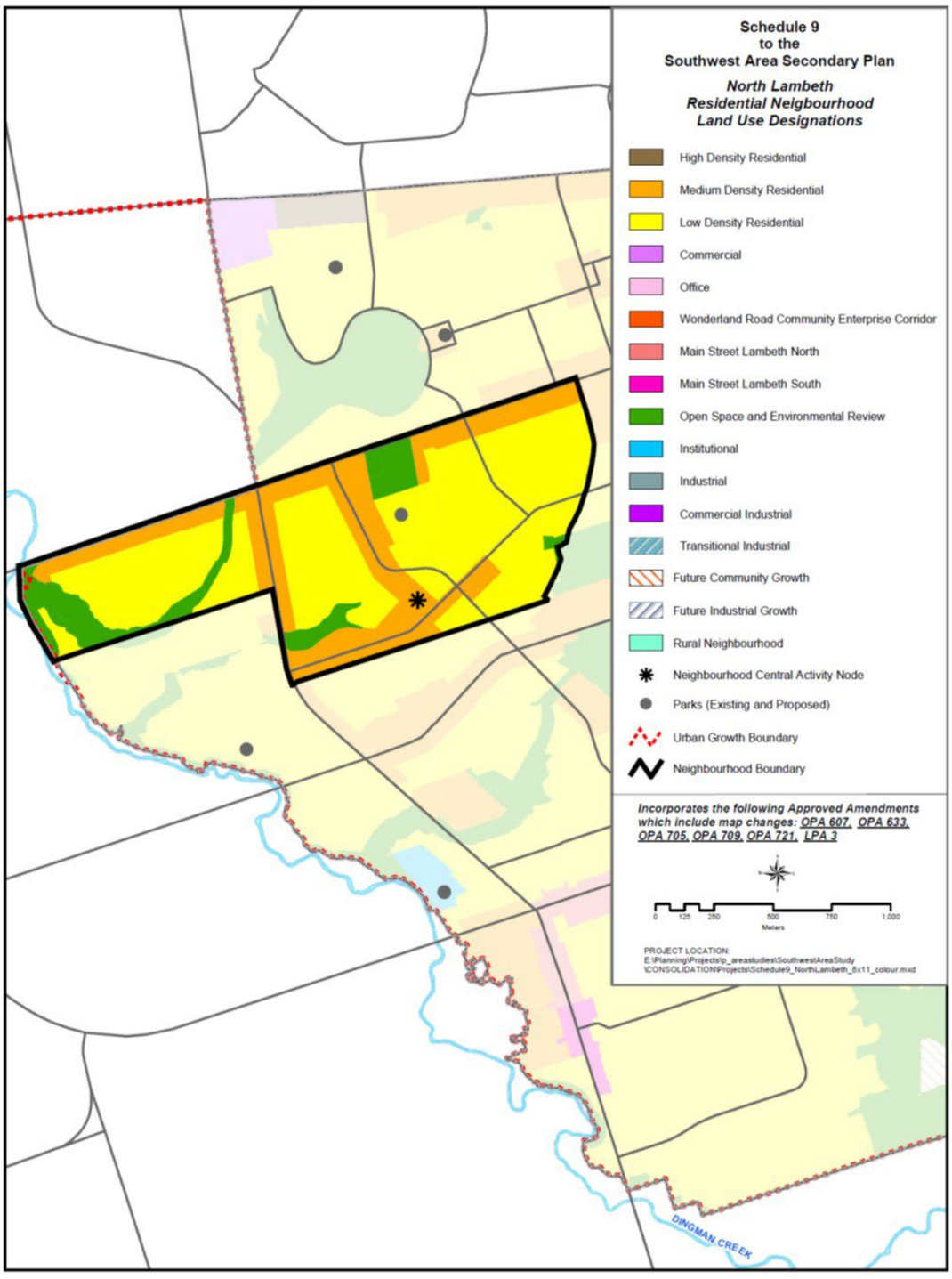
Schedule 7


Schedule 7
to the
Southwest Area Secondary Plan
Lambeth Village
Core Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
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Meters
PROJECT LOCATION:
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DINGMAN CREEK

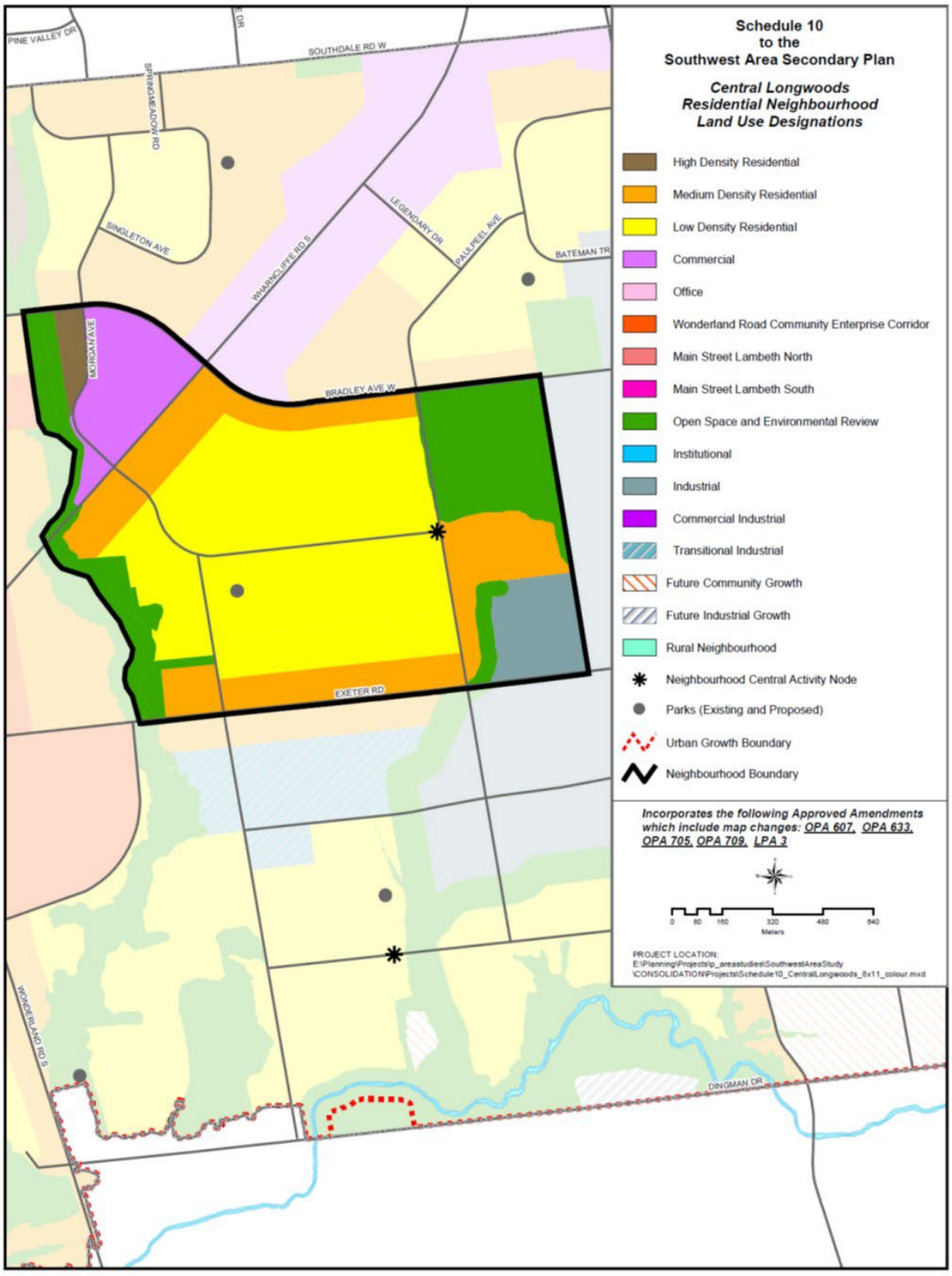
Schedule 8


Schedule 8
to the
Southwest Area Secondary Plan
Bostwick
Residential Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
0 75 150 300 450 600
Meters
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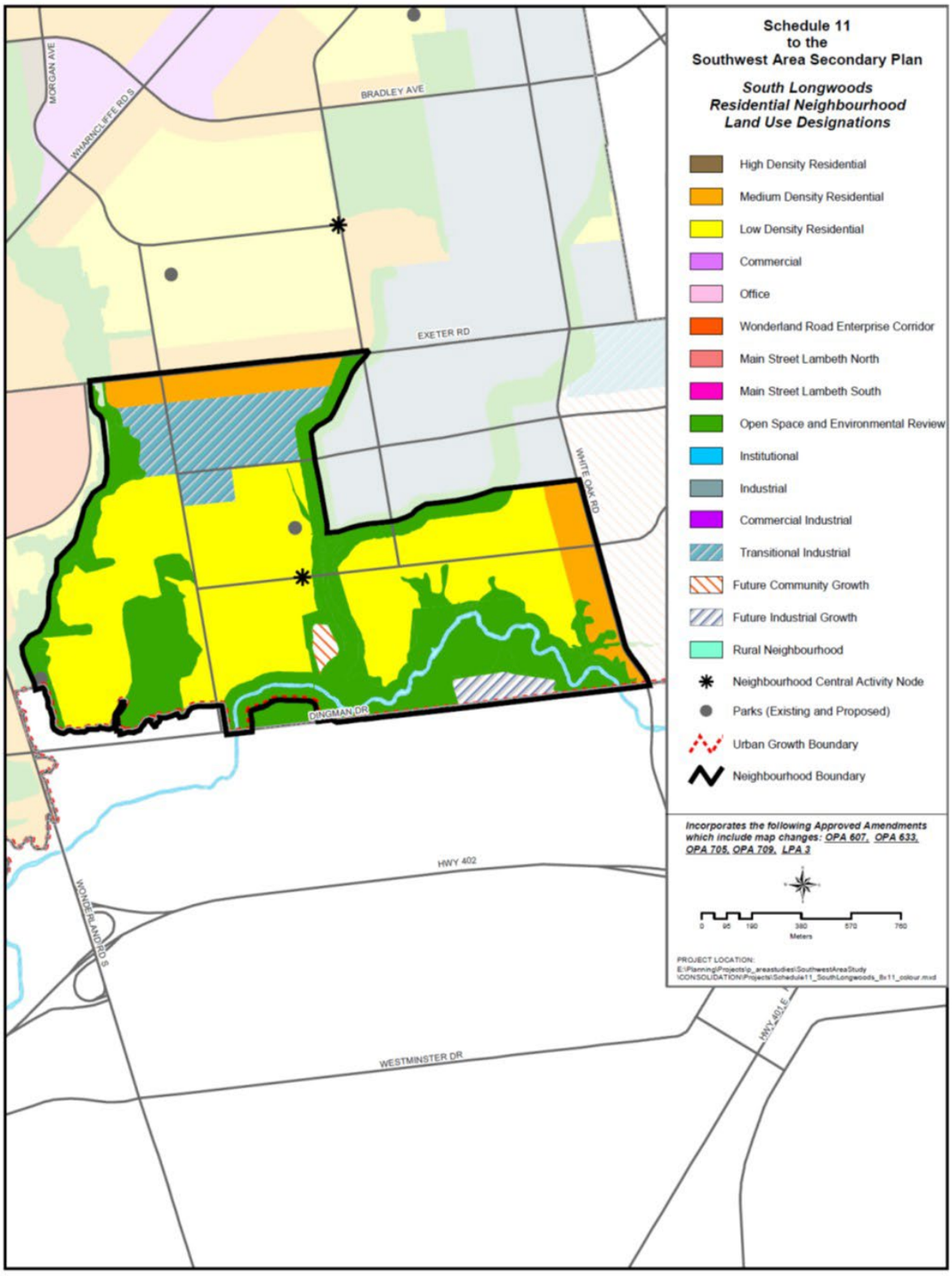
Schedule 9


Schedule 9
to the
Southwest Area Secondary Plan
North Lambeth
Residential Neigbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, OPA 721, LPA 3
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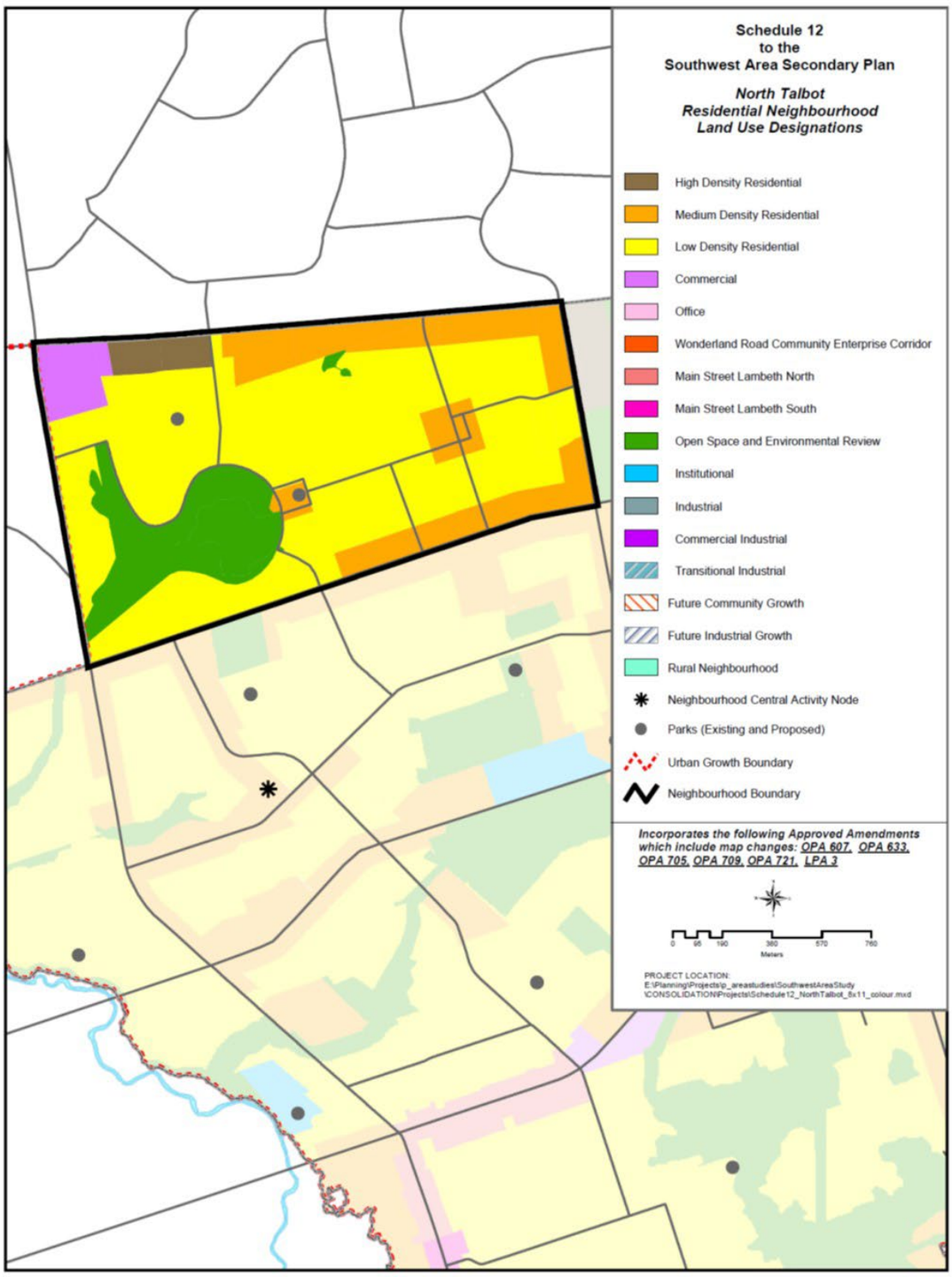
Schedule 10


Schedule 10
to the
Southwest Area Secondary Plan
Central Longwoods
Residential Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
0 80 160 320 480 640
Meters
PROJECT LOCATION:
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PINE VALLEY DR
SOUTHDALE RD W
SPRINGMEADOW RD
SINGLETON AVE
WHARNCLIFFE RD S
LEGENDARY DR
PAULREEL AVE
BATEMAN TR
MORGAN AVE
BRADLEY AVE W
EXETER RD
WONDERLAND RD S
DINGMAN DR

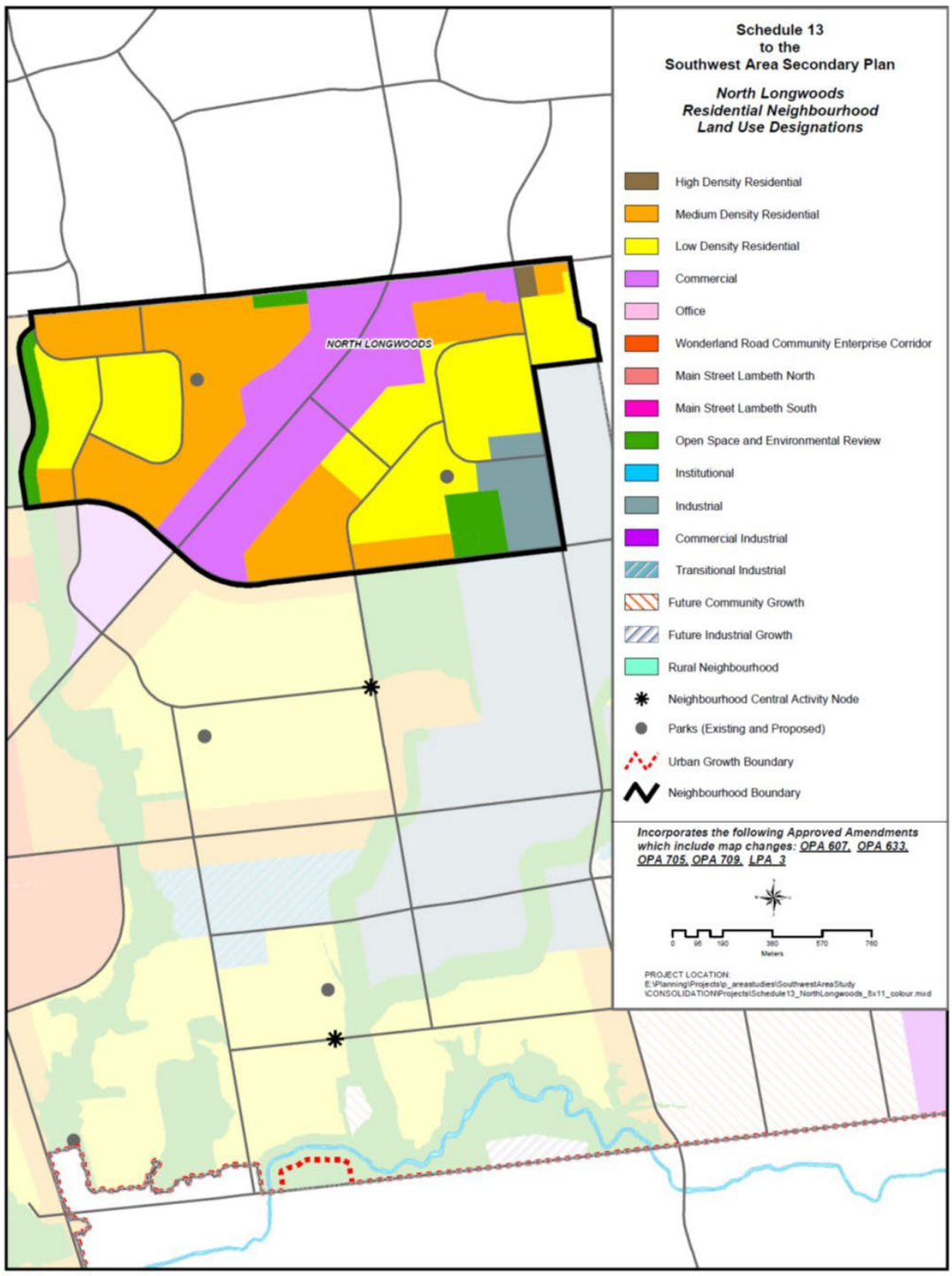
Schedule 11


Schedule 11
to the
Southwest Area Secondary Plan
South Longwoods
Residential Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
0 95 190 380 570 760
Meters
PROJECT LOCATION:
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MORGAN AVE
WHARNCLIFFE RD S
BRADLEY AVE
EXETER RD
WHITE OAK RD
PINGMAN DR
HWY 402
WONDERLAND RD S
WESTMINSTER DR
HWY 401 E

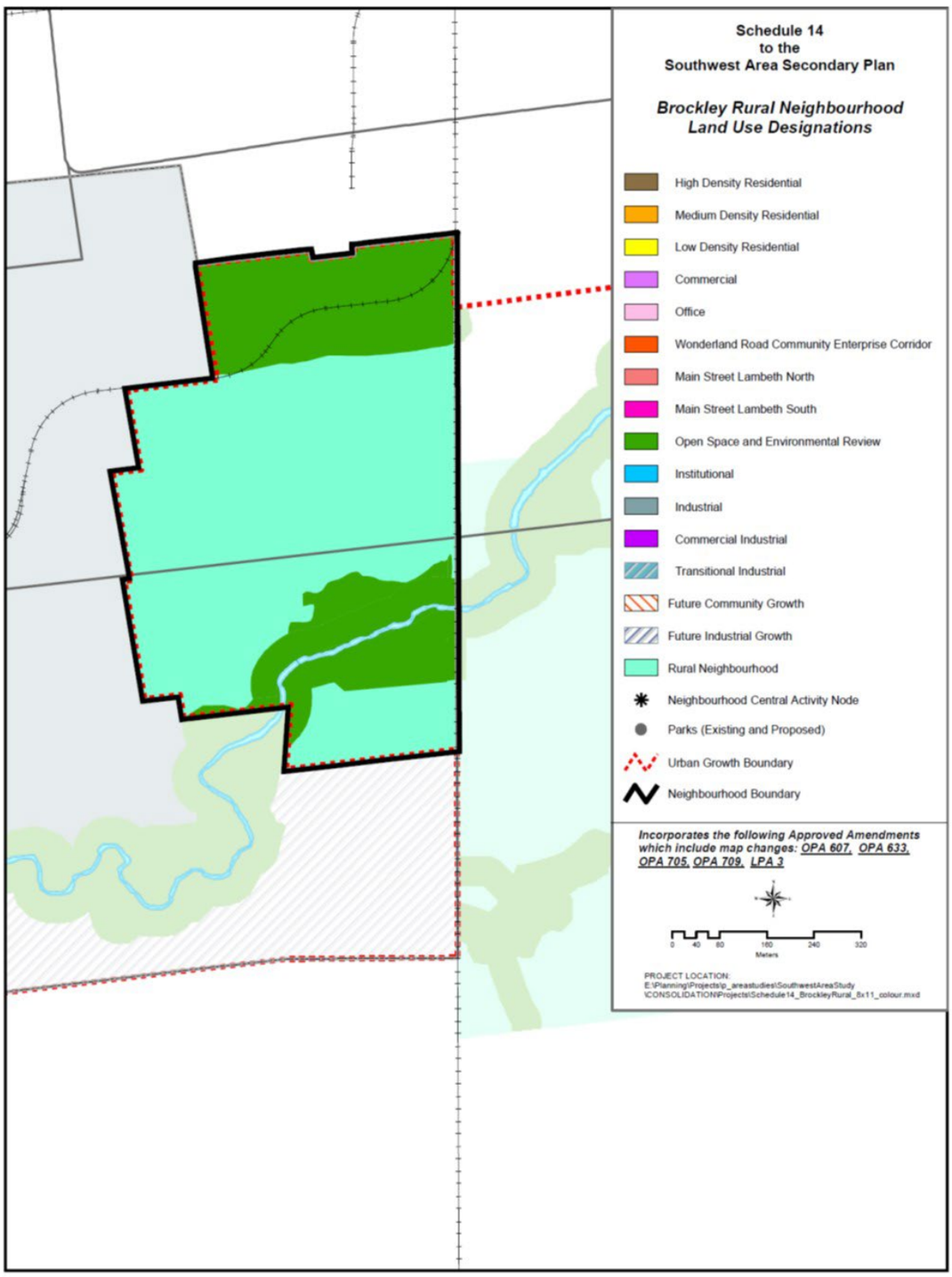
Schedule 12


Schedule 12
to the
Southwest Area Secondary Plan
North Talbot
Residential Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, OPA 721, LPA 3
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Meters
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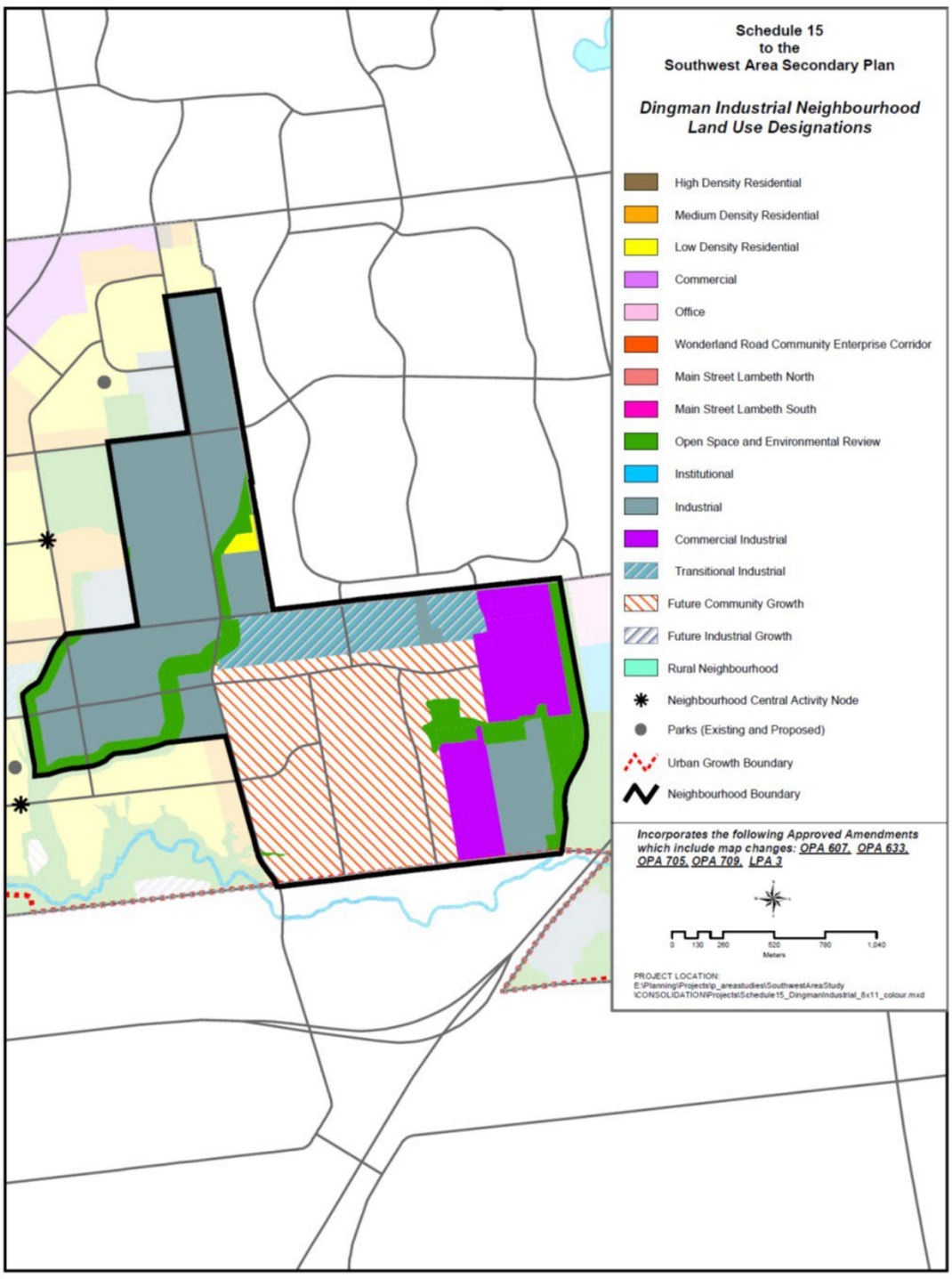
Schedule 13


Schedule 13
to the
Southwest Area Secondary Plan
North Longwoods
Residential Neighbourhood
Land Use Designations
NORTH LONGWOODS
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
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Meters
PROJECT LOCATION:
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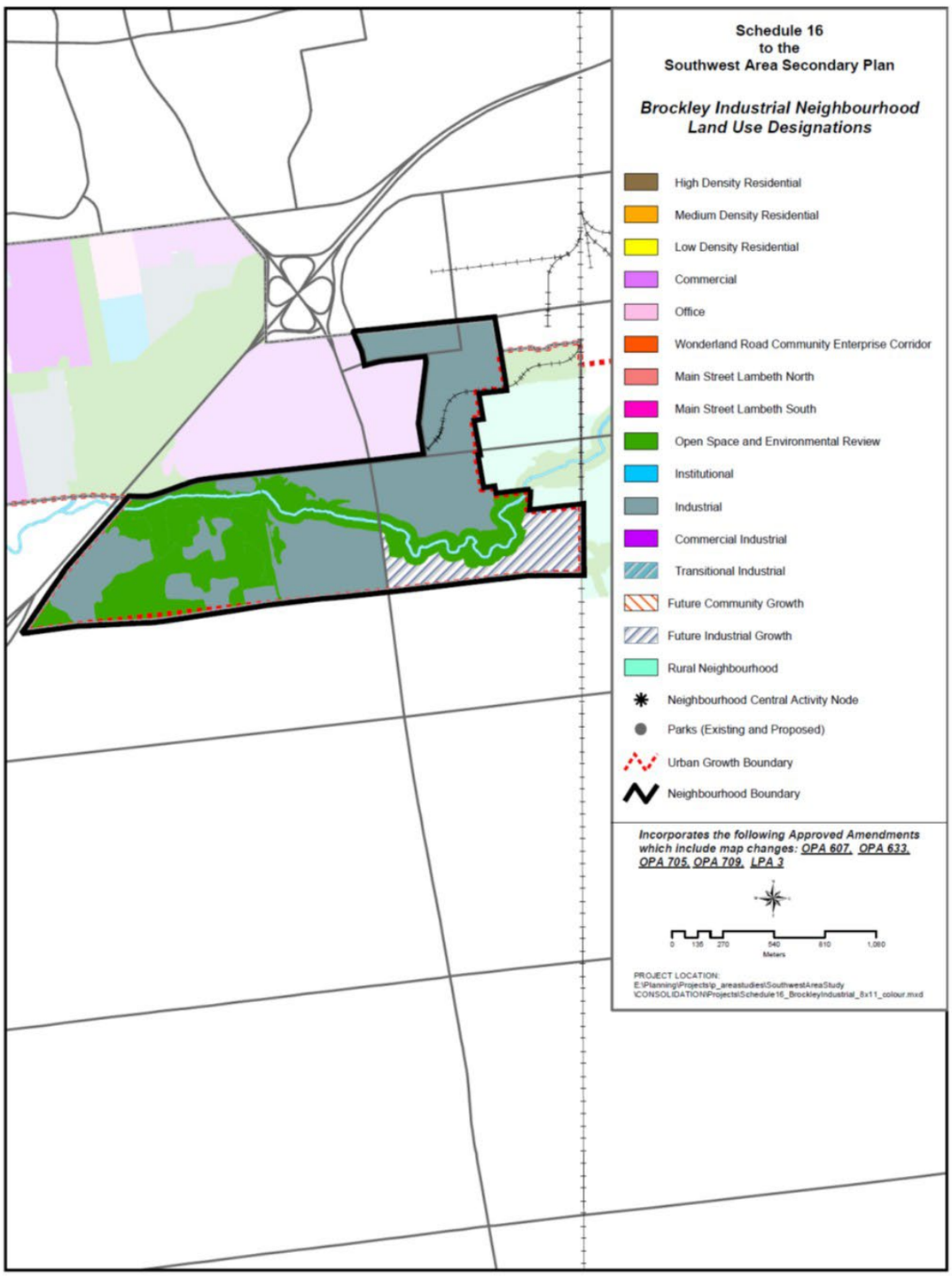
Schedule 14


Schedule 14
to the
Southwest Area Secondary Plan
Brockley Rural Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
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Meters
PROJECT LOCATION:
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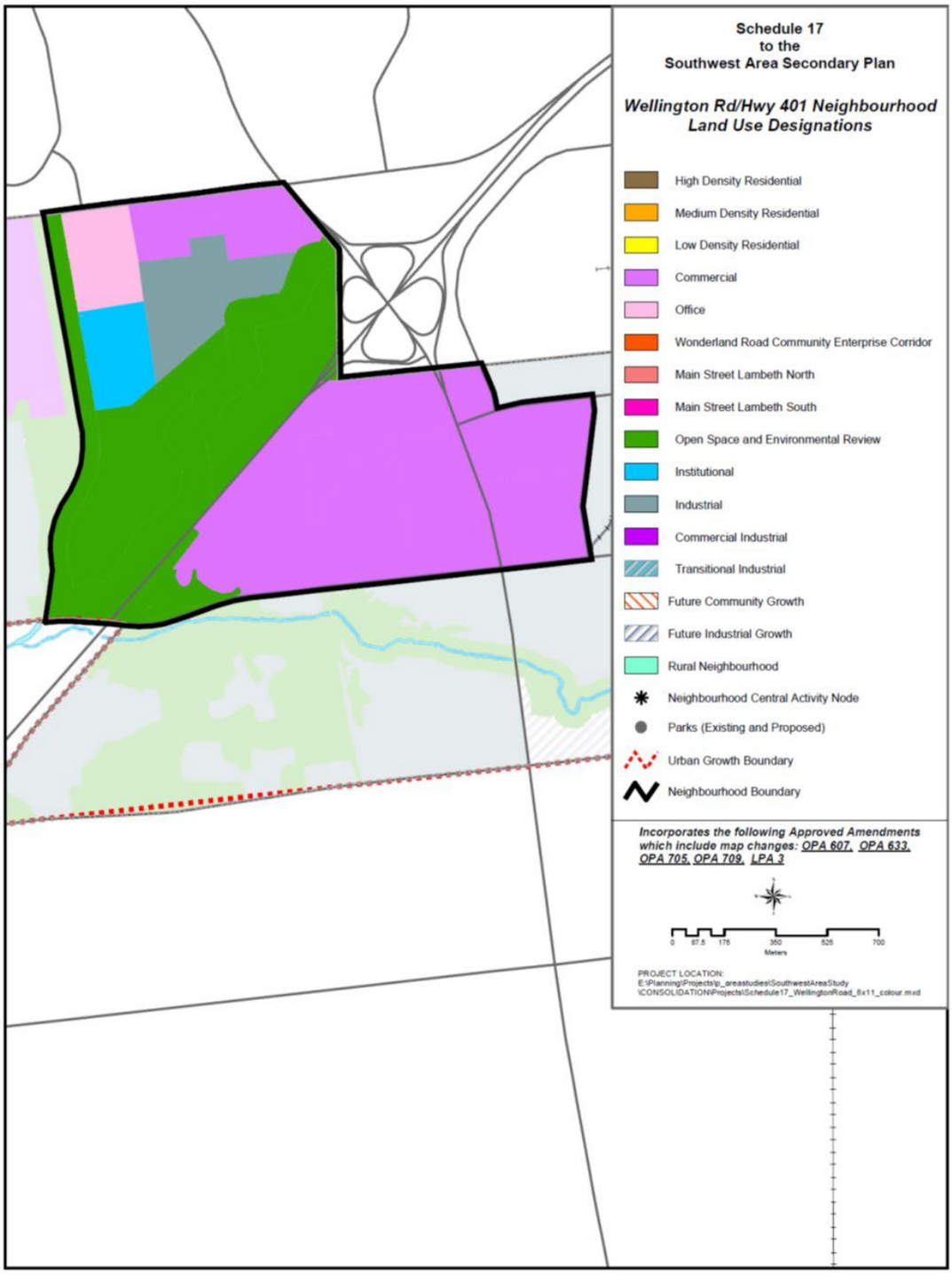
Schedule 15


Schedule 15
to the
Southwest Area Secondary Plan
Dingman Industrial Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
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Meters
PROJECT LOCATION:
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Schedule 16


Schedule 16
to the
Southwest Area Secondary Plan
Brockley Industrial Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
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Meters
PROJECT LOCATION:
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Schedule 17


Schedule 17
to the
Southwest Area Secondary Plan
Wellington Rd/Hwy 401 Neighbourhood
Land Use Designations
High Density Residential
Medium Density Residential
Low Density Residential
Commercial
Office
Wonderland Road Community Enterprise Corridor
Main Street Lambeth North
Main Street Lambeth South
Open Space and Environmental Review
Institutional
Industrial
Commercial Industrial
Transitional Industrial
Future Community Growth
Future Industrial Growth
Rural Neighbourhood
Neighbourhood Central Activity Node
Parks (Existing and Proposed)
Urban Growth Boundary
Neighbourhood Boundary
Incorporates the following Approved Amendments which include map changes: OPA 607, OPA 633, OPA 705, OPA 709, LPA 3
0 87.5 175 350 525 700
Meters
PROJECT LOCATION:
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Bill No. 283
2022

By-law No. C.P.-1512( )-

A by-law to amend the Official Plan for the City of London, 2016 relating to new delegation and alternative measures for public consultation pursuant Bill 13.

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 – 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 July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

AMENDMENT NO.
to the
OFFICIAL PLAN (2016) FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add a new section in the Our Tools part of the Official Plan for the City of London, 2016 to delegate approval authority with respect to minor zoning by-law amendments and permit alternative measures for public consultation with respect to minor official plan amendments and zoning by-law amendments.

2. To change existing policies in the Our Tools part of The Official Plan for the City of London, 2016 to improve consistency with the new policies.

B. LOCATION OF THIS AMENDMENT

This Amendment is a text amendment, which applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

1. This amendment is consistent with the *Planning Act*, with respect to delegation of decisions under Section 34 that are of a minor nature (Bill 13) and alternative measures for notice and public meeting requirements for minor official plan amendments and zoning by-law amendments.

D. THE AMENDMENT

The Official Plan, 2016 is hereby amended as follows:

1. The Our Tools part of the Official Plan for the City of London Planning Area – 2016 is amended by adding new policies after Policy 1633 as follows:

DELEGATED AUTHORITY AND ALTERNATIVE ENGAGEMENT TECHNIQUES FOR MINOR AMENDEMNTS

1633A_ City Council may delegate approval authority for minor amendments to the *Zoning By-law*. Such minor zoning by-law amendments are:

1. Removing a holding symbol where the requirements of the holding provision have been met.
2. Correcting of minor errors and omissions to the zoning by-law.
3. Housekeeping updates to reflect changes including but not limited to job titles, City departments, external agencies and organizations, or other policy documents, by-laws, and legislation.

1633B_ A public meeting is not required for a minor zoning by-law amendment application described above unless concerns have been identified by written submission received during the commenting period identified in the Notice of Application.

1633C_ A public meeting is not required for minor amendments to this Plan unless concerns have been identified by written submission received during the commenting period identified in the Notice of Application. Such minor official plan amendments are:

1. Correcting minor errors and omissions.
2. Housekeeping updates to reflect changes including but not limited to

job titles, City departments, external agencies and organizations, or other policy documents, by-laws, and legislation.

2. Policy 1658 of the Official Plan for the City of London, 2016 is amended by adding “or its delegated approval authority” after “City Council”.

Bill No. 284
2022

By-law No. C.P.-1512( )-

A by-law to amend the Official Plan for the City of London, 2016 relating to 84-86 St. George and 175-197 Ann Street.

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 – 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 July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

AMENDMENT NO.
to the

OFFICIAL PLAN (2016) FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the existing Specific Policy within the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a mixed-use development with a maximum building height of 23 storeys with a maximum floor area of 500 square metres for retail, service and office uses within the podium base.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 84-86 St. George and 175-197 Ann Street in the City of London.

C. BASIS OF THE AMENDMENT

The amendment to the Official Plan will allow for a mixed-use development within a central area that will provide local convenience commercial uses at a neighbourhood scale.

D. THE AMENDMENT

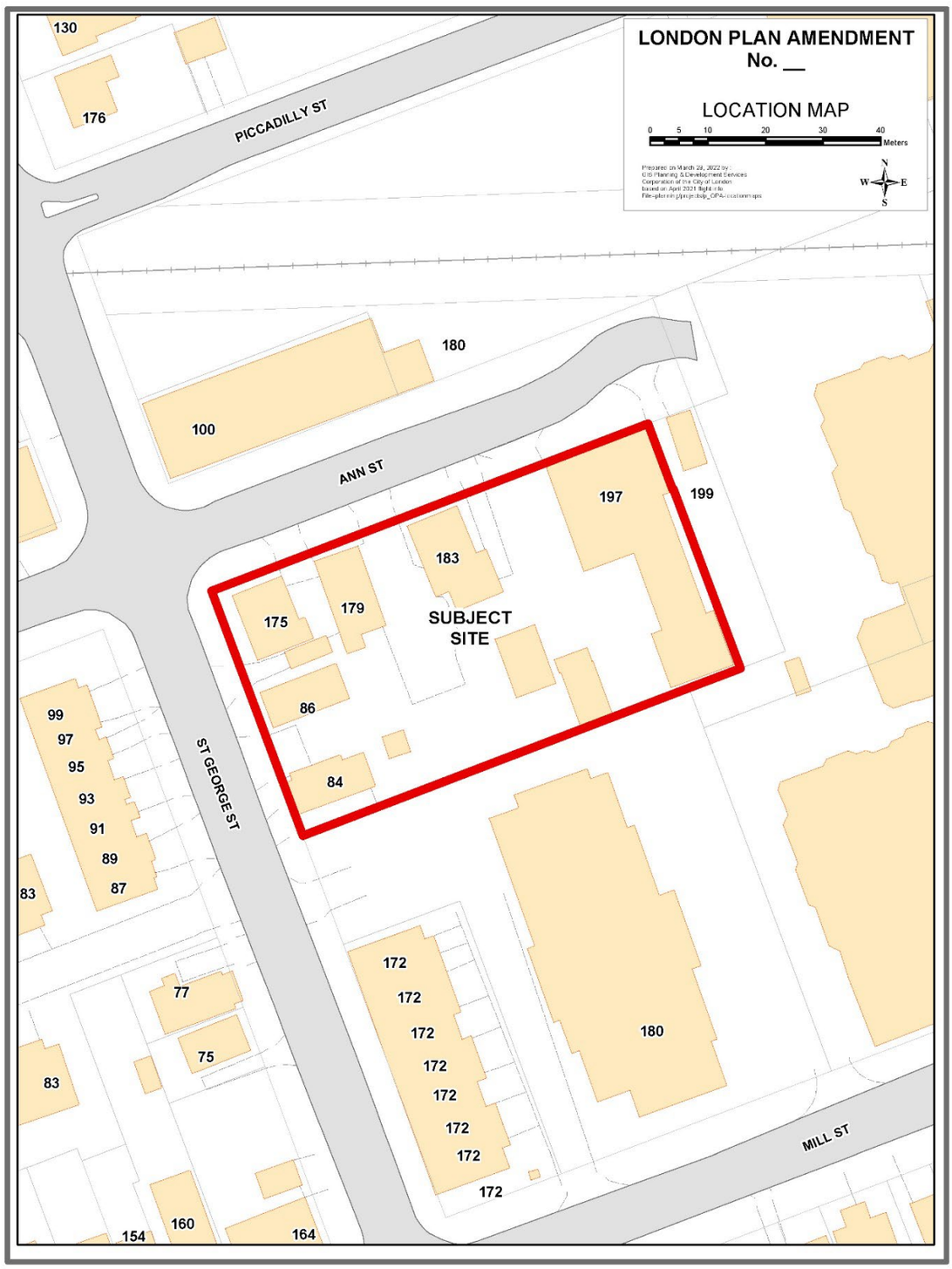
The Official Plan for the City of London, 2016 is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of the Official Plan for the City of London, 2016 is amended by deleting and replacing policy 1038C with the following:

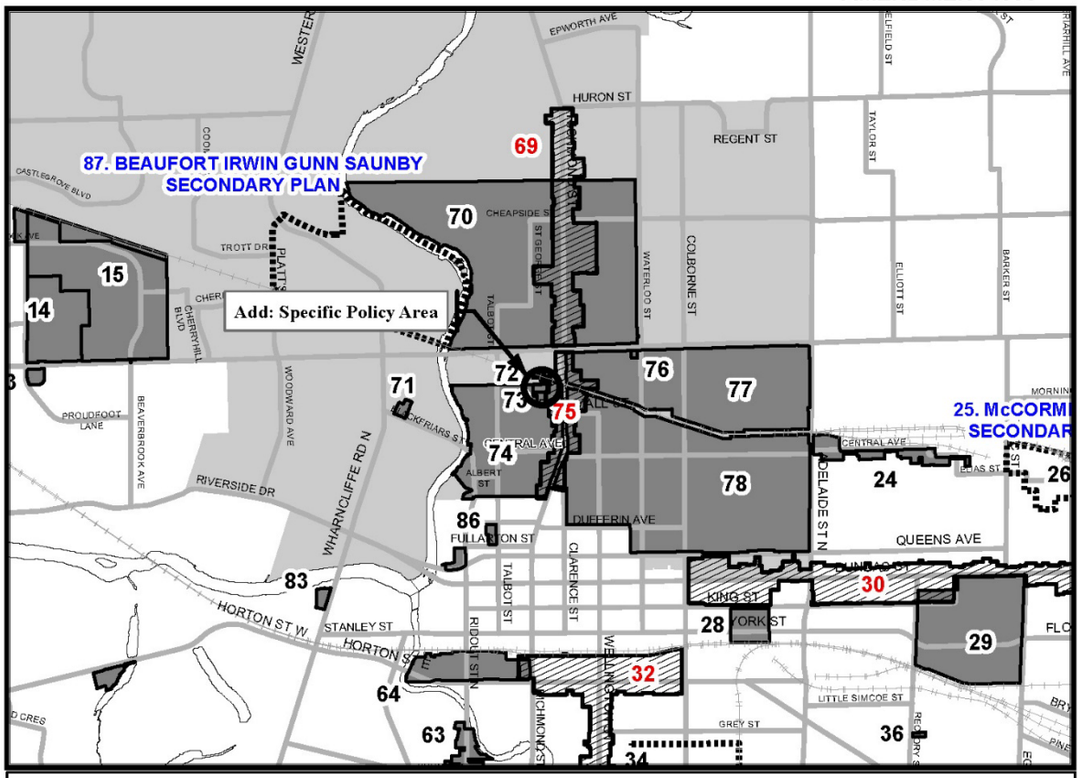
   84-86 St. George and 175-197 Ann Street in the City of London

   In the Neighbourhoods Place Type at 175-197 Ann Street and 84-86 St. George Street, a mixed-use development with a maximum height of 23 storeys may be permitted, and a maximum floor area of 500 square metres may be permitted for retail, service, and office uses within the podium base.

2. Map 7 – Specific Policy Areas, to the Official Plan for the City of London Planning Area – 2016 is amended by adding a Specific Policy Area for the lands located at 84-86 St. George and 175-197 Ann Street in the City of London, as indicated on “Schedule 1” attached hereto.


LONDON PLAN AMENDMENT
No. __
LOCATION MAP
0 5 10 20 30 40
Meters
N
W E
S
PICCADILLY ST
ANN ST
ST GEORGE ST
MILL ST
SUBJECT SITE
130
176
180
100
197
199
183
175
179
86
84
99
97
95
93
91
89
87
83
77
75
83
172
172
172
172
172
172
172
172
180
154
160
164

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.

SCHEDULE 1
TO
THE LONDON PLAN

AMENDMENT NO. _____

PREPARED BY: Planning Services

Scale 1:30,000

0 150 300 600 900 1,200 1,500
Meters

FILE NUMBER: OZ-9127
PLANNER: SW
TECHNICIAN: RC
DATE: 3/29/2022

Document Path: E:\Planning\Projects\p_officialplan\workconsol00\amendments_LondonPlan\OZ-9127\OZ-9127_AMENDMENT_Map7_SpecialPolicyAreas_b&w_8x11.mxd

Bill No. 285
2022

By-law No. CPOL.-18(__)-___

A by-law to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy” to update the nominating bodies for each category.

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

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

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-18-214, as amended, being “Mayor’s New Year’s Honour List Policy”, to update the nominating bodies for each category, and increase the number of potential recognitions of Distinguished Londoner.

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

1. Section 4.2 “Nominating Committees/Organizations” is hereby amended to read as follows:

“4.2 Nominating Committees/Organizations
The following Committees/Organizations shall nominate individuals in the respective categories:

a) Accessibility – Accessibility Community Advisory Committee

b) Age Friendly – Age Friendly London Network

c) Arts – London Arts Council

d) Diversity and Race Relations – Diversity, Inclusion and Anti-Oppression Community Advisory Committee

e) Environment – Environmental Stewardship and Action Community Advisory Committee

f) Heritage – Community Advisory Committee on Planning

g) Housing – Community and Protective Services Committee

h) Humanitarianism – Diversity, Inclusion and Anti-Oppression Community Advisory Committee

i) Safety & Crime Prevention – Community and Protective Services Committee

j) Sports – London Sports Council

k) Distinguished Londoner – Each Council Member may submit one (1) name to the Mayor for consideration. The Mayor may select up to six (6) individuals for recommendation to Municipal Council.”

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Bill No. 286
2022

By-law No. CPOL.-

A by-law to amend By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy” by deleting and replacing Schedule “A”.

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

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

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy”, by deleting and replacing Schedule “A”;

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

1. By-law No. CPOL.-407-321, being “Members of Council Proof of COVID-19 Vaccination Policy”, is hereby amended by deleting Schedule “A” to the By-law in its entirety and by replacing it with the attached new Schedule “A”.

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Schedule "A"



Members of Council Proof of COVID-19 Vaccination Policy

Policy Name: Members of Council Proof of COVID-19 Vaccination Policy
Legislative History: Enacted October 5, 2021 (By-law No. CPOL.-407-321); Amended January 25, 2022 (By-law No. CPOL.-407(a)-46); Amended July 5, 2022 (By-law No. CPOL-_____)
Last Review Date: July 5, 2022
Service Area Lead: City Clerk or their written designate

1. Policy Statement

The purpose of the Members of Council Proof of COVID-19 Vaccination Policy ("Policy") is to reduce the risk of COVID-19 in The Corporation of the City of London workplace and to provide a safe environment for Members of Council, Corporate employees, volunteers and the public to access and use City facilities and services. COVID-19 is a highly contagious virus that spreads through respiratory droplets and aerosols. The City of London, as an employer, has an obligation under the *Occupational Health and Safety Act* to take every precaution reasonable in the circumstances to create a safe workplace.

In addition to the current health and safety precautions (COVID-19 screening, etc.), which will be maintained and revised in accordance with public health guidance, the City of London requires all Members of Council to:

a) Provide proof of full vaccination against COVID-19; or

b) Provide a written attestation of a medical reason(s) or *Ontario Human Rights Code* reason(s) for not being fully vaccinated against COVID-19.

The Policy which is indefinite in nature, is to address the risks and impacts of the COVID-19 Pandemic, noting the duration of the Pandemic is unknown. The Policy will be reviewed upon Council direction and/or at the initiative of the Civic Administration, as new information, data, and public health guidance regarding the COVID-19 pandemic evolves.

2. Definitions

"Attestation of a medical reason(s) or *Ontario Human Rights Code* reason(s)" means a written statement that sets out that the Member cannot be vaccinated against COVID-19 submitted to the City Clerk or their written designate on the "Proof of a Medical Reason(s) or an Ontario Human Rights Code Reason(s) for not being Vaccinated Against COVID-19" form attached to this Policy as Appendix "A".

"Council" shall mean the Council of The Corporation of the City of London.

"Fully vaccinated" means having received the full series of a COVID-19 vaccine or a combination of COVID-19 vaccines approved by Health Canada or the World Health Organization; and having received the final dose of the COVID-19 vaccine at least 14 days ago.

"Member" shall mean a Member of Council and includes the Mayor.

"Proof of full vaccination against COVID-19" means the COVID-19 vaccination receipt issued by the Ontario Ministry of Health confirming the Member is fully vaccinated.

"Vaccinated" means to be "fully vaccinated".

"**Vaccination Receipt"** means paper or e-receipt that individuals receive after vaccination. This receipt is also available for download on the provincial website.

3. Applicability

This Policy applies to all Members of Council of The Corporation of the City of London and includes the Mayor.

4. The Policy

4.1 Legislative Framework

This Policy operates together with, and as a supplement to the following legislation that governs the conduct of Members:

a) *Human Rights Code*, R.S.O. 1990 c. H. 19 ("*Ontario Human Rights Code*")
b) *Municipal Act, 2001*, S.O. c. 25 ("Municipal Act")
c) *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990 c. M.56 ("MFIPPA")
d) *Occupational Health and Safety Act*, R.S.O. 1990, c.0.1
e) Code of Conduct for Members of Council ("Code of Conduct")
f) Integrity Commissioner Terms of Reference
g) Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)
h) Applicable by-laws and policies of Council as adopted and amended from time to time

4.2 Application of the Policy

a) All Members to whom the Policy applies shall comply with one of the following:

   i) provide proof of full vaccination against COVID-19 by October 20, 2021 to the City Clerk or written designate; or

   ii) provide a written attestation of a medical reason(s) or *Ontario Human Rights Code* reason(s) for not being vaccinated against COVID-19 by October 20, 2021 submitted to the City Clerk or their written designate on the "Proof of a Medical Reason(s) or an *Ontario Human Rights Code* Reason(s) for not being Vaccinated Against COVID-19" form attached to this Policy as Appendix "A"; or

   iii) where a Member has not received any dose of the COVID-19 vaccine or has received one dose and has not yet received their second dose, the Member shall receive their first dose of the COVID-19 vaccination series by October 20, 2021, submitting proof to the City Clerk or written designate, and provide proof of full vaccination against COVID-19 by November 19, 2021 to the City Clerk or written designate.

b) Regardless of vaccination status, all Members shall:

   i) complete daily screening for COVID-19 symptoms; and

   ii) where the Member fails screening for COVID-19 symptoms, advise the City Clerk or written designate and not enter City facilities/buildings until they have provided written verification to the City Clerk or written designate that enables the City Clerk or written designate to confirm their ability to return to in-person attendance at City facilities/buildings, prior to attending City facilities/buildings.

c) Members who are on a leave of absence are not required to comply with sections 4.2 a) and b) so long as they remain on a leave of absence. Members must comply with this Policy prior to returning to their duties.

d) Members are required to comply with this Policy. The Code of Conduct requires that Members "shall adhere to such by-laws, policies and procedures adopted by Council that are applicable to them". The City of London's Integrity Commissioner may consider complaints of non-compliance of this Policy by Members and review such complaints in accordance with "The Corporation of the City of London Code of Conduct for Members of Council Complaint Protocol" as set out in the Code of Conduct. The Integrity Commissioner may make recommendations regarding sanctions to Council in accordance with s.223.4(5) of the *Municipal Act, 2001* and the Code of Conduct.

e) All Members must continue to adhere to all policies, procedures and directions related to COVID-19, including but not limited to,COVID-19 screening.

4.3 Collection of Information and Privacy Considerations

All information gathered as part of the Policy, including personal health information, will be collected by The Corporation of the City of London and be retained and treated in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.

4.4 *Ontario Human Rights Code* Accommodations

Members requiring accommodations under the *Ontario Human Rights Code* within the context of the Policy may make such requests by advising the City Clerk or written designate. The City of London is committed to fulfilling its obligations under the *Ontario Human Rights Code*.

4.5 Policy Implementation

Implementation of this Policy will be in accordance with applicable Council and/or Corporation by-laws, policies and procedures, and legislation.

All Members to whom the procedure applies shall provide proof of full vaccination or attestation of an *Ontario Human Rights Code* reason(s) or medical reason(s) in accordance with this Policy to the City Clerk or their written designate, by email, or in person.

Proof of full vaccination, written attestation of a medical reason(s) or an *Ontario Human Rights Code* reason(s) will be recorded in a secure City of London database and retained for one year, at a minimum. The person's communication and copy of the vaccination receipt will be destroyed once entered into the secure City of London database. All information, including personal health information, will be treated in compliance with the *Municipal Freedom of Information and Protection of Privacy Act*.

Regardless of vaccination status, all Members attending in person at City facilities/buildings shall:

a) complete daily, the screening by means of the Province of Ontario COVID-19 self-assessment for COVID-19 symptoms; and

b) where the Member fails screening, advise the City Clerk or written designate and not enter City facilities/buildings until they have provided written verification to the City Clerk or written designate that enables the City Clerk or written designate to confirm the Member's ability to return to in-person attendance at City facilities/buildings, prior to attending City facilities/buildings.

Members requiring any *Ontario Human Rights Code* accommodations under this Policy may request accommodations by advising the City Clerk or written designate. The City of London is committed to fulfilling its obligations under the *Ontario Human Rights Code.*

Should the City Clerk or their written designate believe that a Member may be in non-compliance with this Policy, the City Clerk or their written designate shall forward the concern to the Integrity Commissioner for determination.

APPENDIX "A"



Proof of a Medical Reason(s) or an *Ontario Human Rights Code* Reason(s) for not being Vaccinated Against COVID-19 – Members of Council

Last Name:	
First Name:	

- ☐ I, _____ make oath or solemnly affirm and say that I have an *Ontario Human Rights Code* reason(s) for not being fully vaccinated against COVID-19 based on the following ground(s):
  _____
  _____
  _____

- ☐ I, _____ make oath or solemnly affirm and say that I have a medical reason(s) for not being fully vaccinated against COVID-19.

I am requesting that I be exempted from the vaccination requirements under the City of London "Members of Council Proof of COVID-19 Vaccination Policy".

_____ _____
Signature of Member Date

As a reminder, your declaration is subject to expectations as set out in the Code of Conduct for Members of Council.

Thank you for your assistance.

City of London

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of the *Municipal Act, 2001*, S.O. 2001, c. 25, and the *Occupational Health and Safety Act*, R.S.O. 1990, c. O.1 and will only be used to administer and implement the City of London's Members of Council Proof of COVID-19 Vaccination Policy. Questions about this collection should be addressed to the Manager, Records and Information Services at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489 x5590, email: eskalski@london.ca.

Bill No. 287
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 Windermere Road west of Corley Drive)

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;

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;

WHEREAS subsection 31(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

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

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Windermere Road west of Corley Drive, namely:

> “Part of Lot 40 on Registrar’s Compiled Plan Plan 1027, in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-19643.”

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

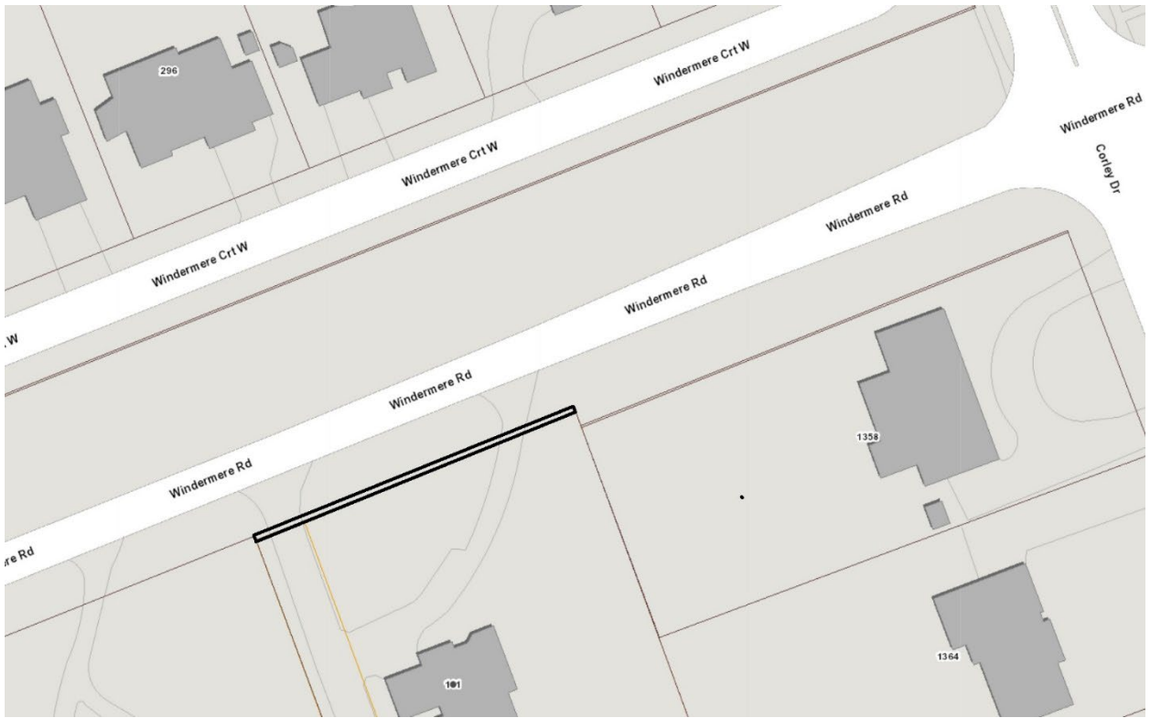
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

LOCATION MAP



SUBJECT LANDS

Bill No. 288
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 Street, south of Bathurst Street)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Street, south of Bathurst Street, namely:

"Part of Lot 1, South of Bathurst Street East, in the City of London and County of Middlesex, designated as Part 3 on Reference Plan 33R-20088;"

and

"Part of Lot 1, South of Bathurst Street East, in the City of London and County of Middlesex, designated as Part 4 on Reference Plan 33R-20088."

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

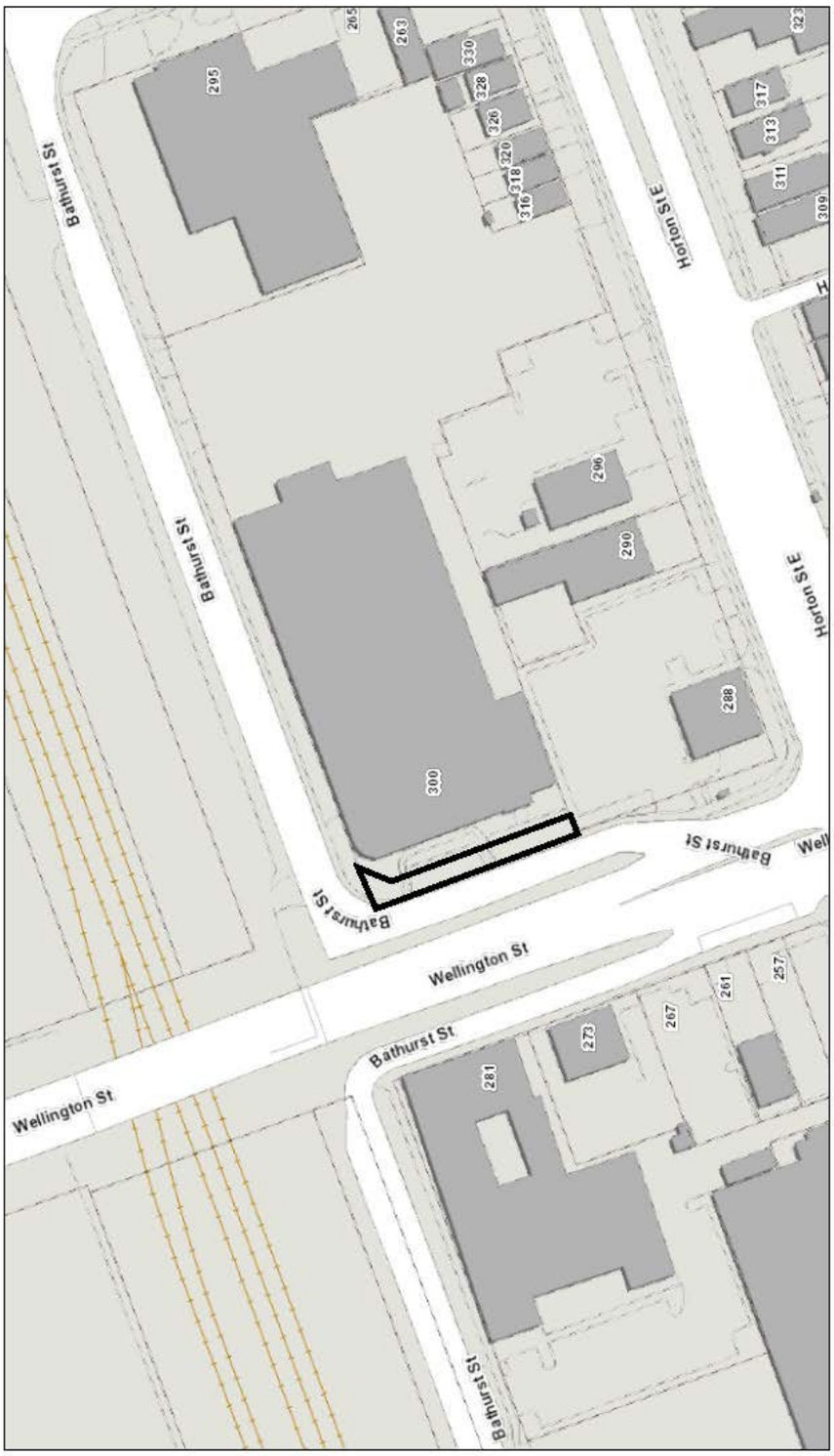
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

Location Map



Subject Lands

Bill No. 289
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 Grey Street east of Maitland Street)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Grey Street east of Maitland Street, namely:

> “Part of Lot 19 South of Grey Street East, on Registered Plan 178(E), in the City of London and County of Middlesex, designated as Part 3 on Reference Plan 33R-21193.”

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

LOCATION MAP



SUBJECT LANDS

Bill No. 290
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 Huron Street between Waterloo and Colborne Streets)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Huron Street between Waterloo and Colborne Streets, namely:

> “Part of Lots 5, 6, 7, 8, 9, 10 and 11 on Registered Plan 402(C), in the City of London and County of Middlesex, designated as Part 12 on Reference Plan 33R-19900.”

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

Bill No. 291
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 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;

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;

WHEREAS subsection 31(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 33, Concession 2, in the geographic Township of Westminster, now in the City of London and County of Middlesex, designated as Parts 3, 4, 5, 6, 7 and 8 on Reference Plan 33R-20105."

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Location Map



Bill No. 292
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 Oxford Street East west of Industrial Road)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Oxford Street East west of Industrial Road, namely:

> “Part of Lot 11 on Registered Plan 765, in the City of London and County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-21134.”

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

LOCATION MAP



SUBJECT LANDS

Bill No. 293
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 East, west of Montgomery Road)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 East west of Montgomery Road, namely:

> “Part of Lot 26, 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-20502.”

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

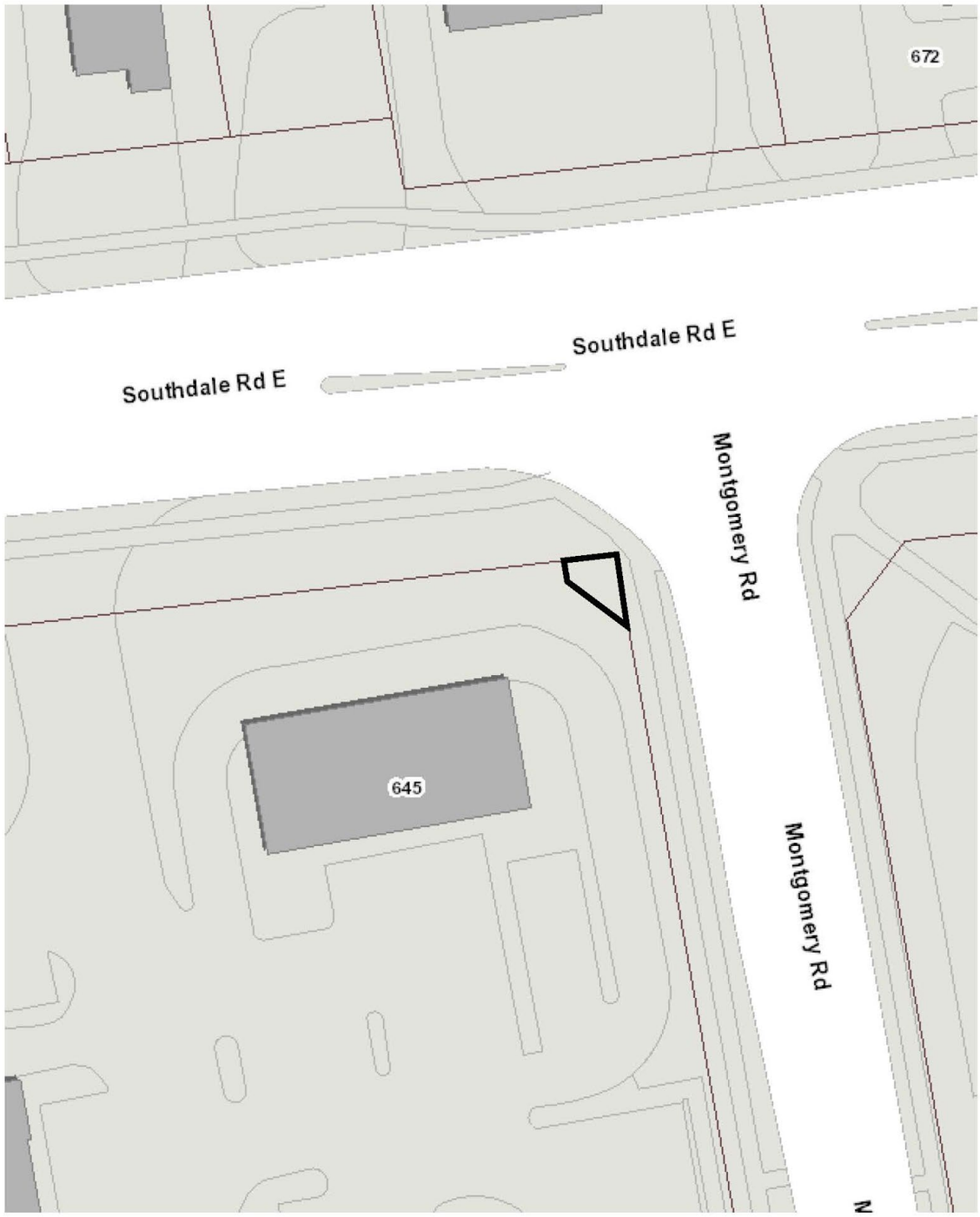
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

LOCATION MAP



SUBJECT LANDS

Bill No. 294
2022

By-law No. S.-____-___

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Southport Crescent; as widening to Southport Crescent and Chelton Road; as part of Evans Boulevard; as part of Candice Road; and as part of Fairchild Road)

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;

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;

WHEREAS subsection 31(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

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

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

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

> “All of the 0.3m Reserve at the westerly limit of Southport Crescent on Registered Plan 33M-756, in the City of London and County of Middlesex, designated as Block 159 on Registered Plan 33M-756”; and
>
> “All of the 0.3m Reserve at the northerly limit of Southport Crescent on Registered Plan 33M-789, in the City of London and County of Middlesex, designated as Block 64 on Registered Plan 33M-789.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Southport Crescent and Chelton Road, namely:

> “All of the 0.3m Reserve at the northerly limit of Southport Crescent on Registered Plan 33M-756 and the westerly limit of Chelton Road on Registered Plan 33M-756, in the City of London and County of Middlesex, designated as Block 160 on Registered Plan 33M-756.”

3. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Evans Boulevard:

> “All of the 0.3m Reserve at the westerly limit of Evans Boulevard on Registered Plan 33M-789, in the City of London and County of Middlesex, designated as Block 61 on Registered Plan 33M-789.”

4. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Candice Road:

> “All of the 0.3m Reserve at the northerly limit of Candice Road on Registered Plan 33M-789, in the City of London and County of Middlesex, designated as Block 62 on Registered Plan 33M-789.”

5. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Fairchild Road:

> “All of the 0.3m Reserve at the northerly limit of Fairfield Road on Registered Plan 33M-789, in the City of London and County of Middlesex, designated as Block 63 on Registered Plan 33M-789.”

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

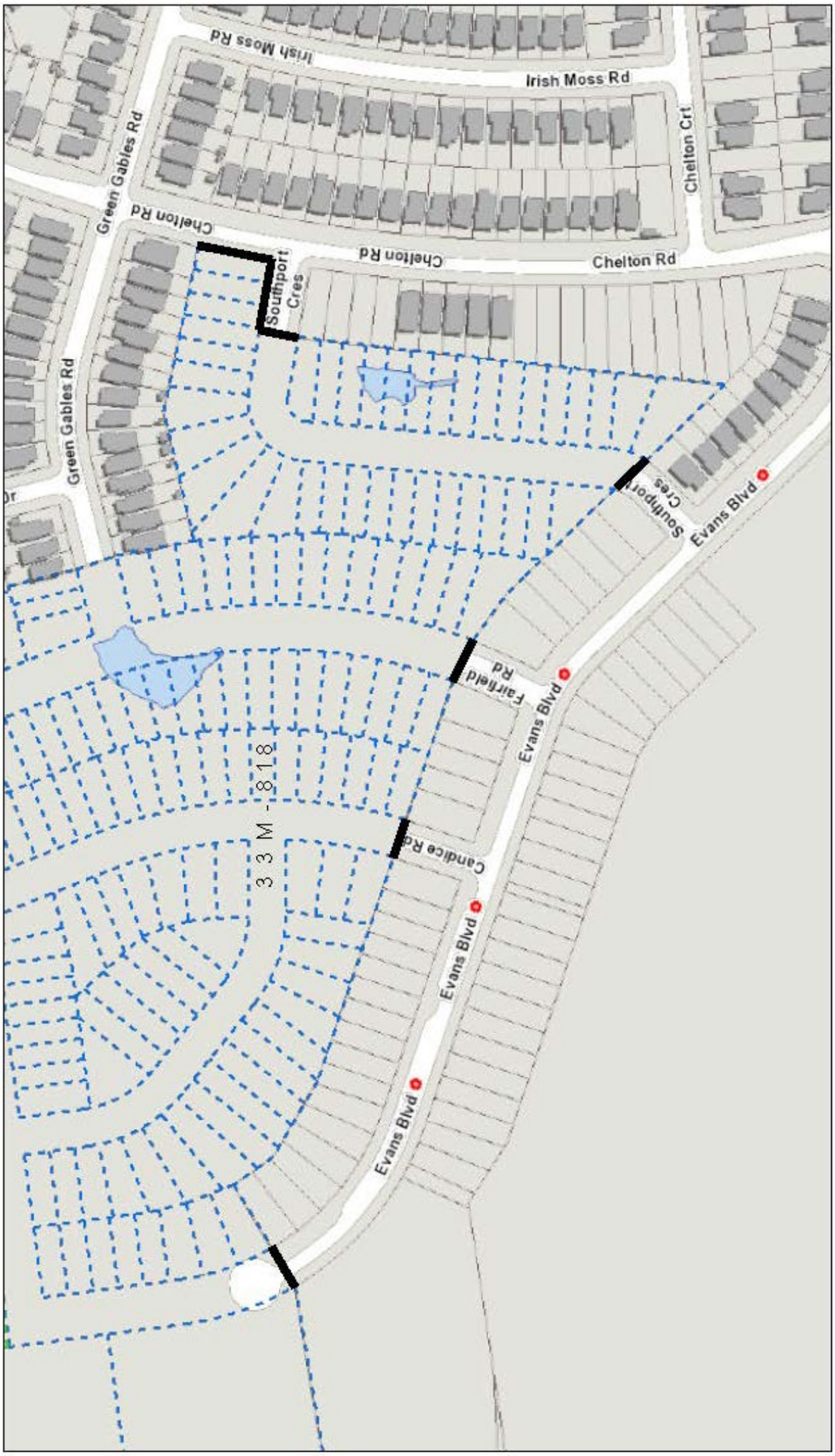
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

Location Map



SUBJECT LANDS

Bill No. 295
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 Sunningdale Road West, west of Hyde Park Road)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Sunningdale Road West, west of Hyde Park Road namely:

Part of Lot 27, Concession 6, in the geographic Township of London, now in the City of London and County of Middlesex, designated as Part 2 on Reference Plan 33R-19727; and

Part of Lot 26, Concession 6, in the geographic Township of London, now in the City of London and County of Middlesex, designated as Part 3 on Reference Plan 33R-19727; and

Part of Lot 26, Concession 6, in the geographic Township of London, now in the City of London and County of Middlesex, designated as Part 4 on Reference Plan 33R-19727.

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

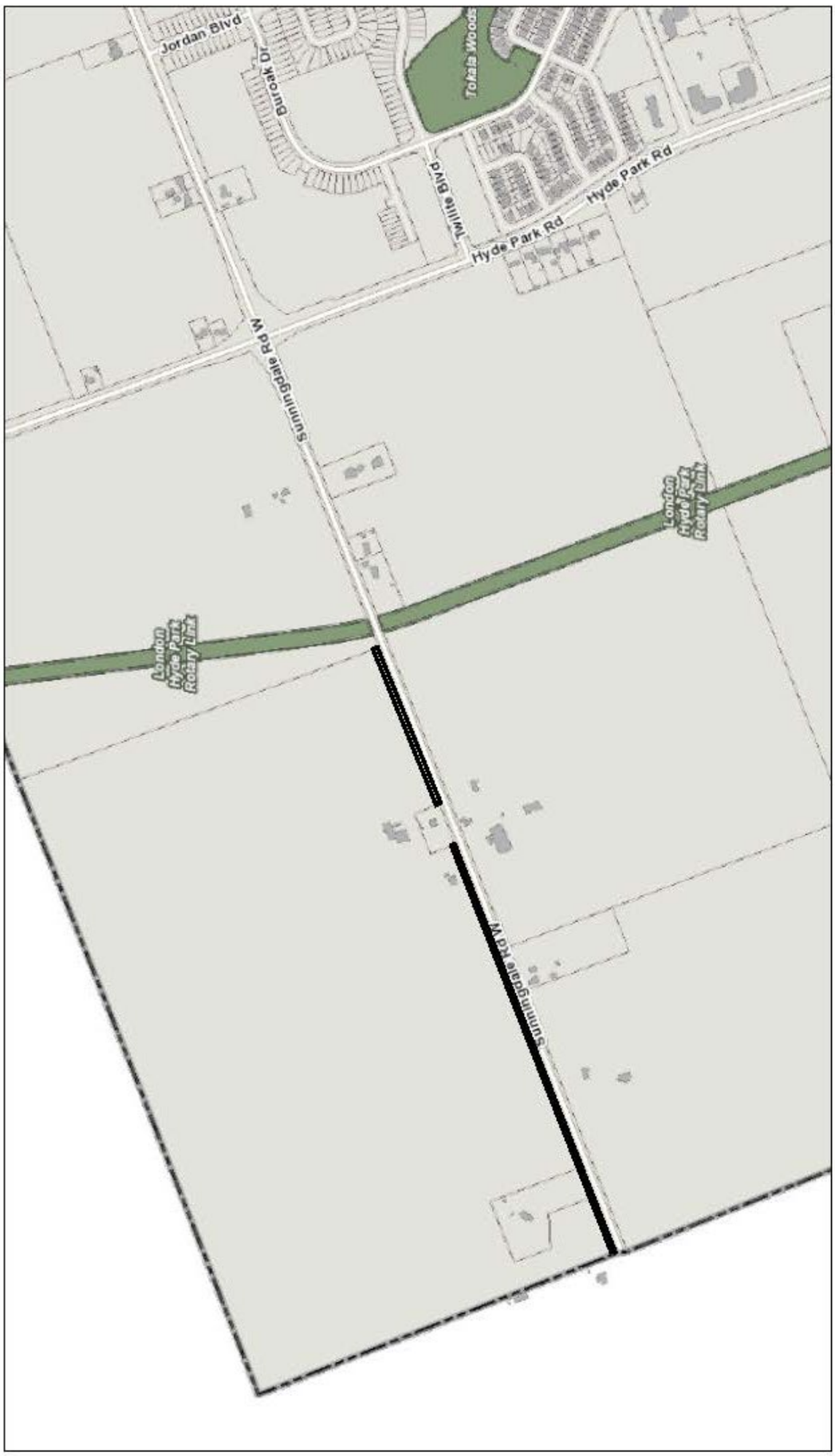
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

Location Map



Bill No. 296
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 Wonderland Road South north of Wharncliffe Road South)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Wonderland Road South north of Wharncliffe Road South, namely:

> “Part of Lot 37 in Concession 2 in the geographic Township of Westminster, now in the City of London and the County of Middlesex, designated as Parts 1 and 2 on Reference Plan 33R-19416;” and
>
> “Part of Lot 37 in Concession 2 in the geographic Township of Westminster, now in the City of London and the County of Middlesex, designated as Part 10 on Reference Plan 33R-19416;” and
>
> “Part of Lot 37 in Concession 2 in the geographic Township of Westminster, now in the City of London and the County of Middlesex, designated as Part 12 on Reference Plan 33R-19416.”

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

PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

LOCATION MAP



SUBJECT LANDS

Bill No. 297
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 Wilkins Street; and Wilkins Street west of Wellington Road)

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;

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;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001*, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND 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 Wilkins Street, namely:

> "Part of Lots 4, 5 and 6, Registered Plan 635, in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-19948."

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wilkins Street west of Wellington Road, namely:

> "Part of Lot 4, Registered Plan 635, in the City of London and County of Middlesex, designated as Parts 3 and 4 on Reference Plan 33R-19948."

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

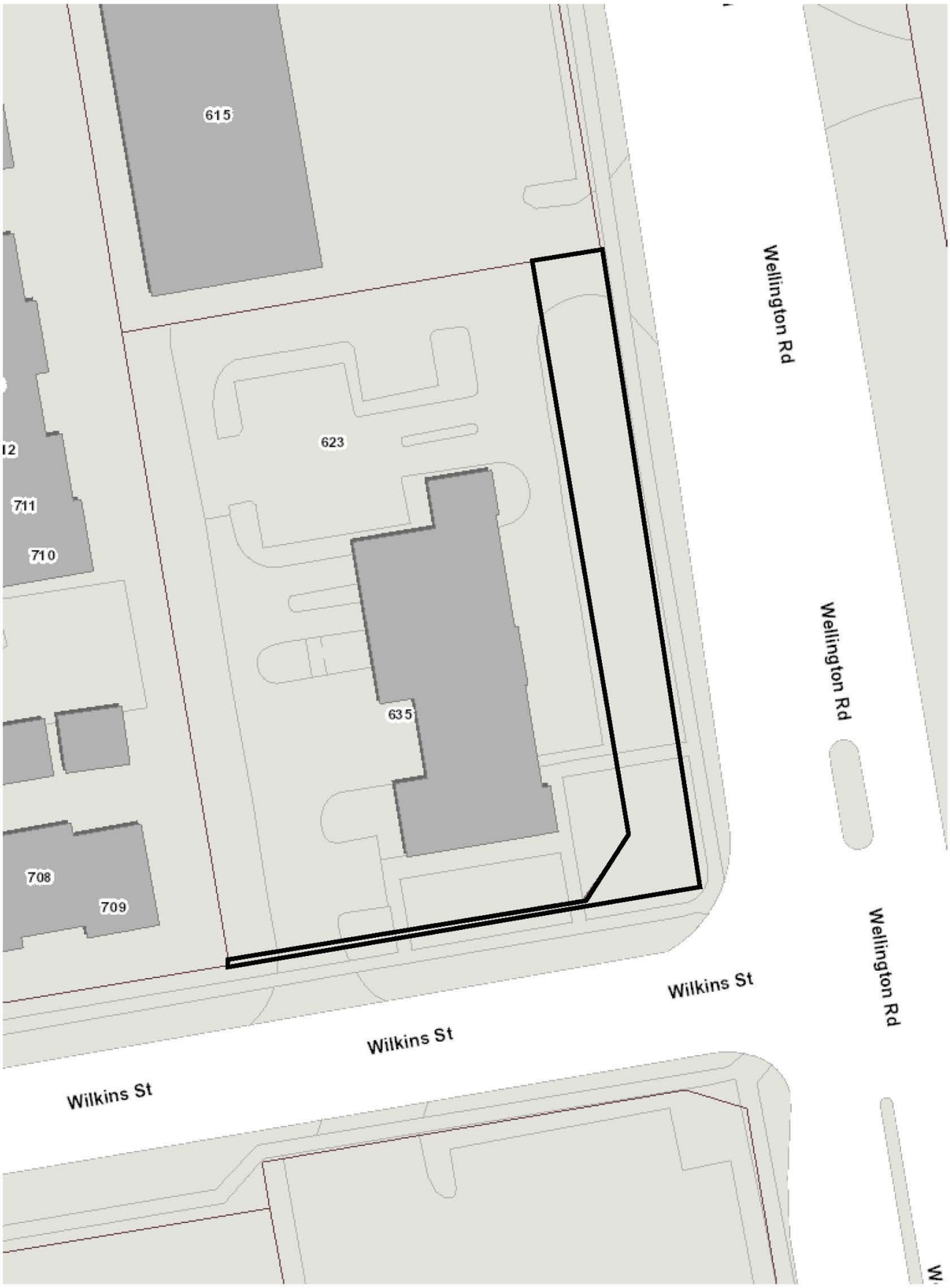
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading - July 5, 2022
Second Reading - July 5, 2022
Third Reading - July 5, 2022

LOCATION MAP



SUBJECT LANDS

Bill No. 298
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of the lands located at 1284 and 1388 Sunningdale Road West.

WHEREAS Foxhollow North Kent Developments Inc. has applied to remove the holding provisions from the zoning for a portion of the lands located at 1284 and 1388 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

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

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the lands located at 1284 and 1388 Sunningdale Road West, as shown on the attached map, to remove the h and h-100 holding provision so that the zoning of the lands as a Residential R1 (R1-3) Zone, Residential R1 (R1-5) and an Open Space (OS1) Zone comes into effect.

2. This By-law shall come into force and effect on the date of passage.

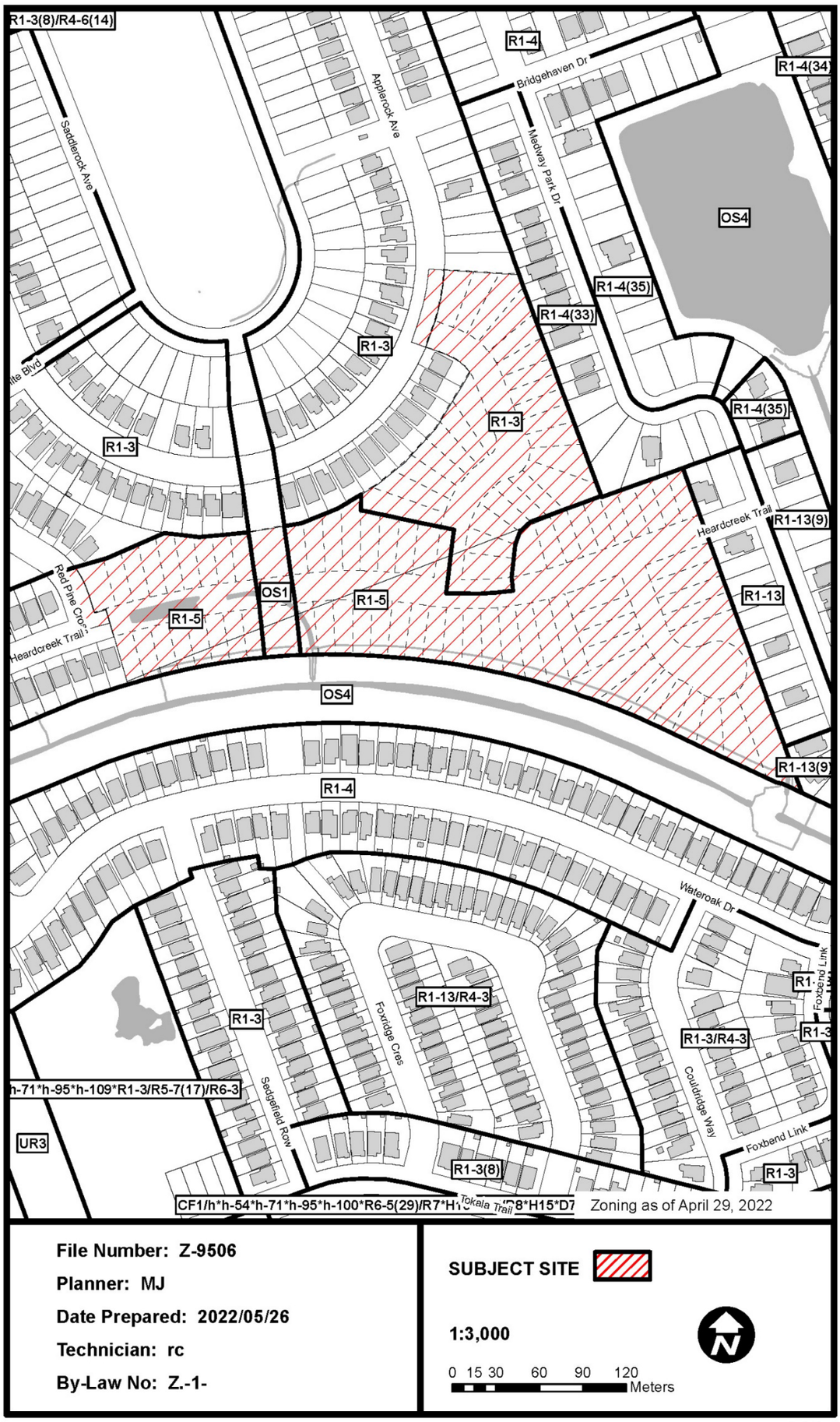
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



File Number: Z-9506

Planner: MJ

Date Prepared: 2022/05/26

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE

1:3,000

0 15 30 60 90 120 Meters

Geodatabase

Bill No. 299
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 660 Sunningdale Road East.

WHEREAS Applewood Market Place Inc. has applied to rezone an area of land located at 660 Sunningdale Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to portions of the lands located at 660 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A.102, from a Holding Business District Commercial Special Provision h, h-100, h-173, BDC2(10)*H18 Zone and a Holding Residential R5/R6 Special Provision (h*h-100*h-173*R5-6(9)/R6-5(38)/R8-4(27)) Zone to a Business District Commercial Special Provision, BDC2(10)*H23 Zone.

2) Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by deleting the current special provision BDC2(10) and replacing it with the following new special provision:

BDC2(10)

a) Prohibited Uses

i) Dwelling Units on the ground floor, only for the building fronting Appletree Gate.

b) Regulations

i)	Front & Exterior Side Yard Setback (Minimum) (Maximum)	 2 metres (6.6 feet) 4 metres (13.1 feet)
ii)	Gross Leasable Floor Area (Maximum)	 1022 m^2 (11,000 ft^2)
iii)	Parking for all uses (Maximum)	274 Spaces

iv) The direct walkway entrances for the individual commercial/retail/office tenants shall be oriented to the primary collector road and provide direct walkway access from commercial ground floor units to the public sidewalk along Appletree Gate frontage. and a range of commercial uses on the first floor with residential use above, will only be required for the buildings fronting Appletree Gate.

v) Notwithstanding the provisions of Section 2 "LOT LINE, FRONT", the frontage for this lot will be deemed to be along the primary collector.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

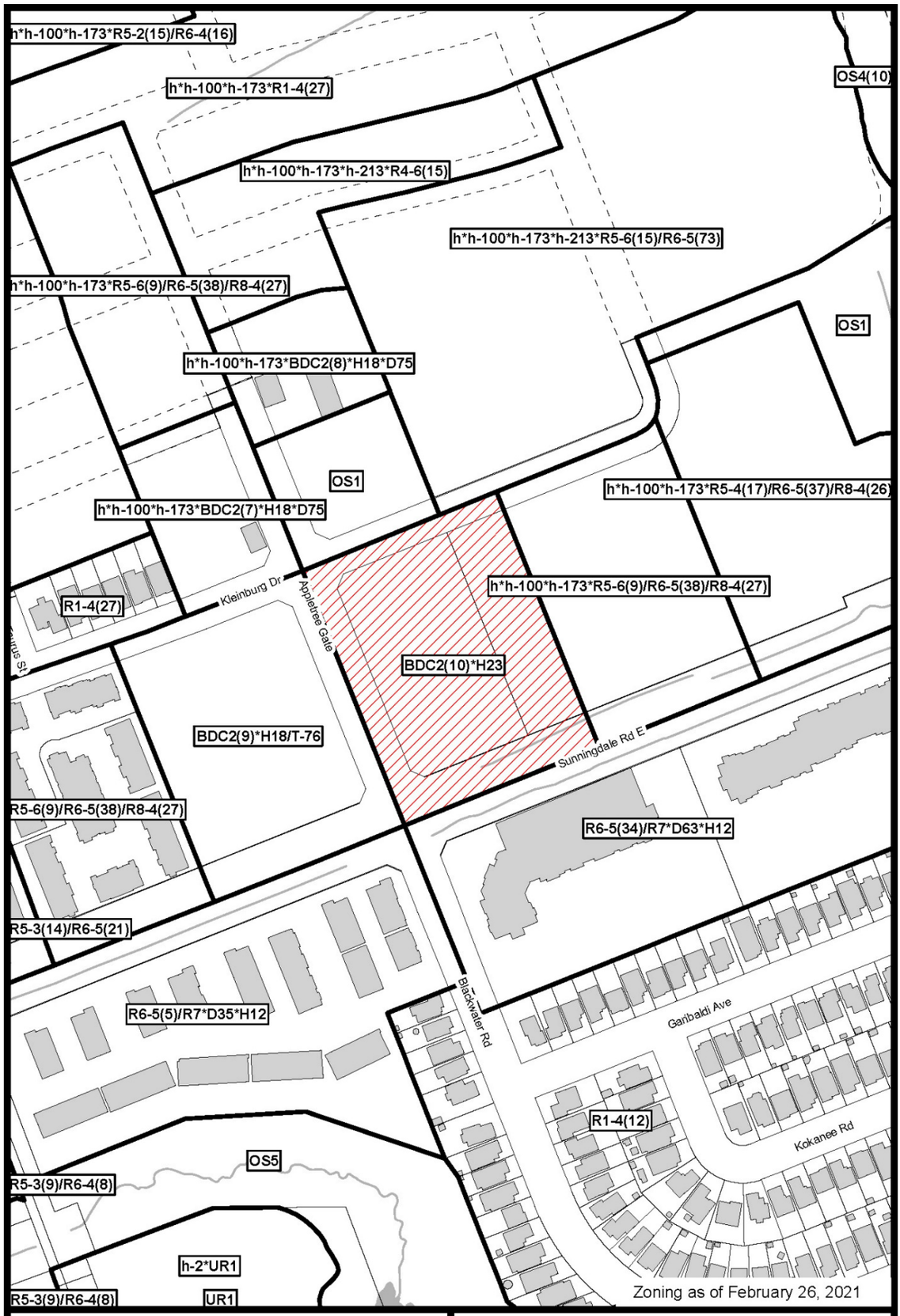
PASSED in Open Council on July 5, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



File Number: Z-9321

Planner: SM

Date Prepared: 2021/05/06

Technician: rc

By-Law No: Z.-1-

SUBJECT SITE

1:2,500

0 12.525 50 75 100 Meters

Geodatabase

Bill No. 300
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 991 Sunningdale Road West.

WHEREAS Nasser and Suzan Aljarousha have applied to rezone an area of land located at 991 Sunningdale Road West, 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 991 Sunningdale Road West, as shown on the attached map comprising part of Key Map No. A101, from an Agricultural AG1 Zone to a Holding Agricultural AG1 Special Provision (h-18*AG1( )) Zone.

2) Section 45.4 a) of the Agricultural AG1 Zone is amended by adding the following Special Provision:

AG1( ) 991 Sunningdale Road West

a) Additional Permitted Use:
   i) Single detached dwelling

b) Regulation(s):

i)	Lot area (Minimum)	0.21 hectares ($2,103m^2$)
ii)	Lot Frontage (Minimum)	45.8 metres (150.2 feet)
iii)	Interior Side Yard Depth (west)	13.8 metres (45.2 feet)
iv)	Interior Side Yard Depth (east)	10.6 metres (34.7 feet)
v)	Rear Yard Depth	14.5 metres (47.5 feet)
vi)	Front Setback from ultimate road allowance	7.2 metres (23.6 feet)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

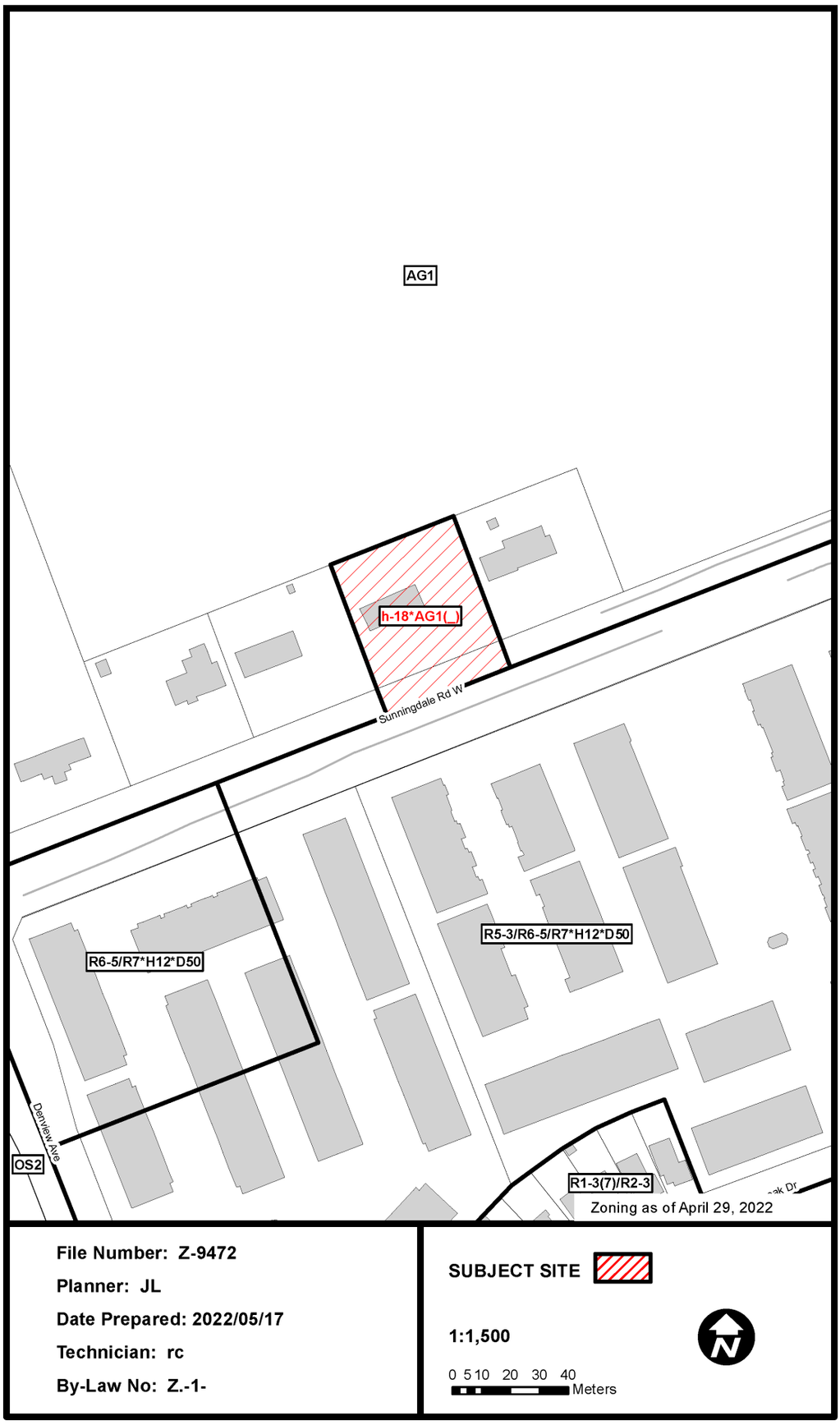
PASSED in Open Council on July 5, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



Bill No. 301
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 84-86 St. George and 175-197 Ann Street.

WHEREAS St. George and Ann Block Limited has applied to rezone an area of land located at 84-86 St. George and 175-197 Ann Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ___ this rezoning will conform to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 84-86 St. George and 175-197 Ann Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R9 (R9-3*H12) Zone to a holding Residential R10/Convenience Commercial Special Provision Bonus (h*h-41*h-183*h-__*R10-5/CC4(_)*B-__) Zone.

2) Section Number 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

   h-___ 84-86 St. George and 175-197 Ann Street

   Purpose: To ensure there are no land use conflicts between the Canadian Pacific Rail corridor and the proposed residential and/or sensitive uses, mitigation measures for safety from possible derailments are required, that effectively integrate into the urban design and heritage resources, as acceptable to the City of London.

   Permitted Interim Uses: Existing uses within existing buildings

3) Section Number 4.3 4) (Site Specific Bonus Provisions) is amended by adding the following Special Provision:

   B-__ 84-86 St. George and 175-197 Ann Street

   The Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality development comprised of a mixed-use apartment building with a maximum height of 23 storeys (84m), and a maximum density of 603 units per hectare, which generally implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law and provides for affordable housing.

   i) The provision of affordable housing shall consist of:

      - A total 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.
      - 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.
      - Alignment of the bonus to a defined municipal priority – the owner shall be required to enter into a Tenant Placement Agreement with the City.

The following special regulations apply within the bonus zone:

a) Regulations

i)	Front and Exterior Side Yard Depth (Minimum)	0m (0 ft)
ii)	Rear and Interior Side Yard Depth (Minimum)	0m (0 ft)
iii)	Landscape Open Space (Minimum)	0%
iv)	Lot Coverage (Maximum)	97%
v)	Height (Maximum)	23 storeys or 84m (275ft) whichever is less
vi)	Density (Maximum)	603 Units Per Hectare
vii)	Parking Spaces for all uses (Minimum)	180

3) Section Number 29.4 e) of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC4(_) 84-86 St. George and 175-197 Ann Street

a) Additional Permitted Uses

i) Craft brewery
ii) Restaurant

b) Regulations:

i)	Gross Floor Area for any permitted use (maximum)	500 m^2 (5,381sq ft)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

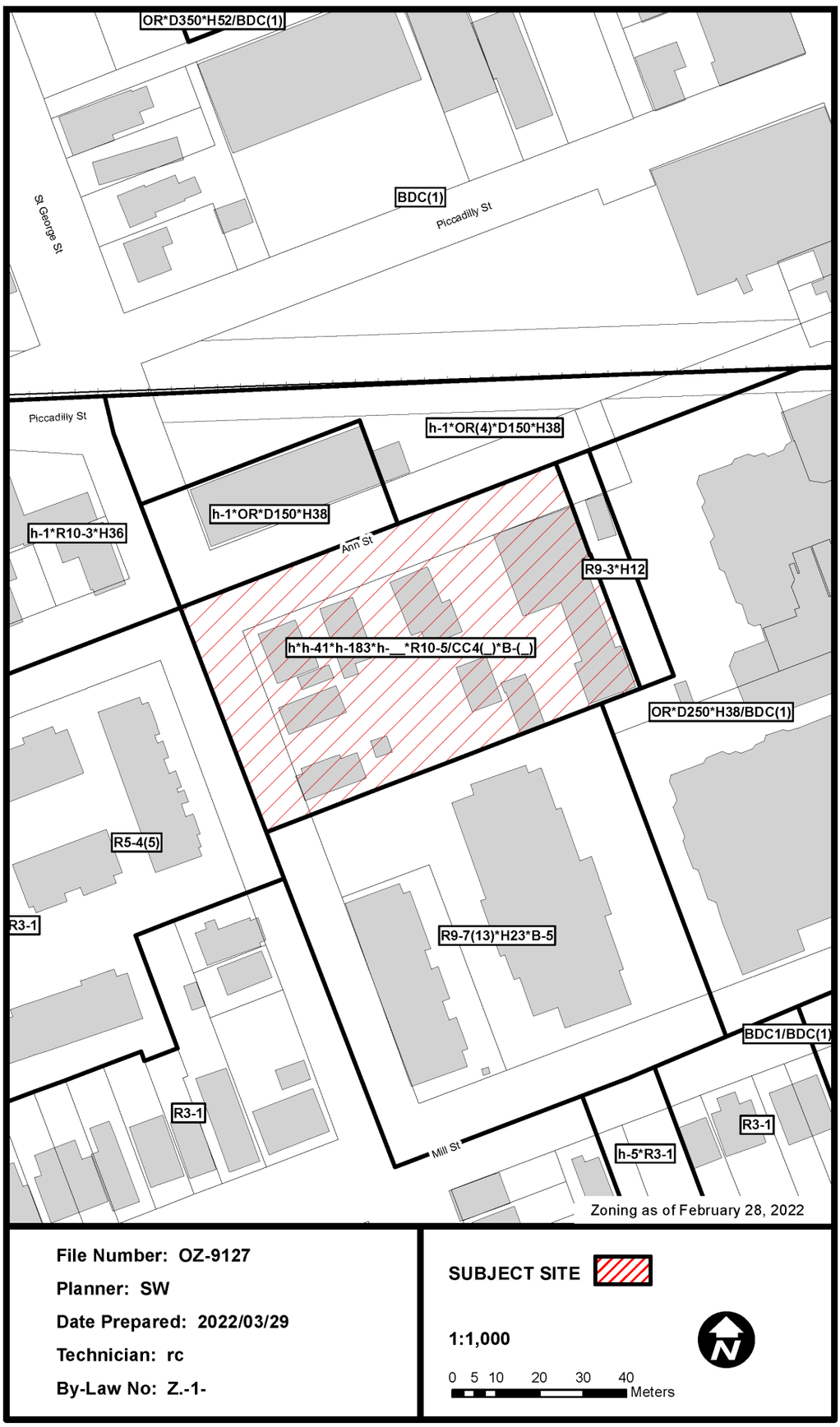
PASSED in Open Council on July 5, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

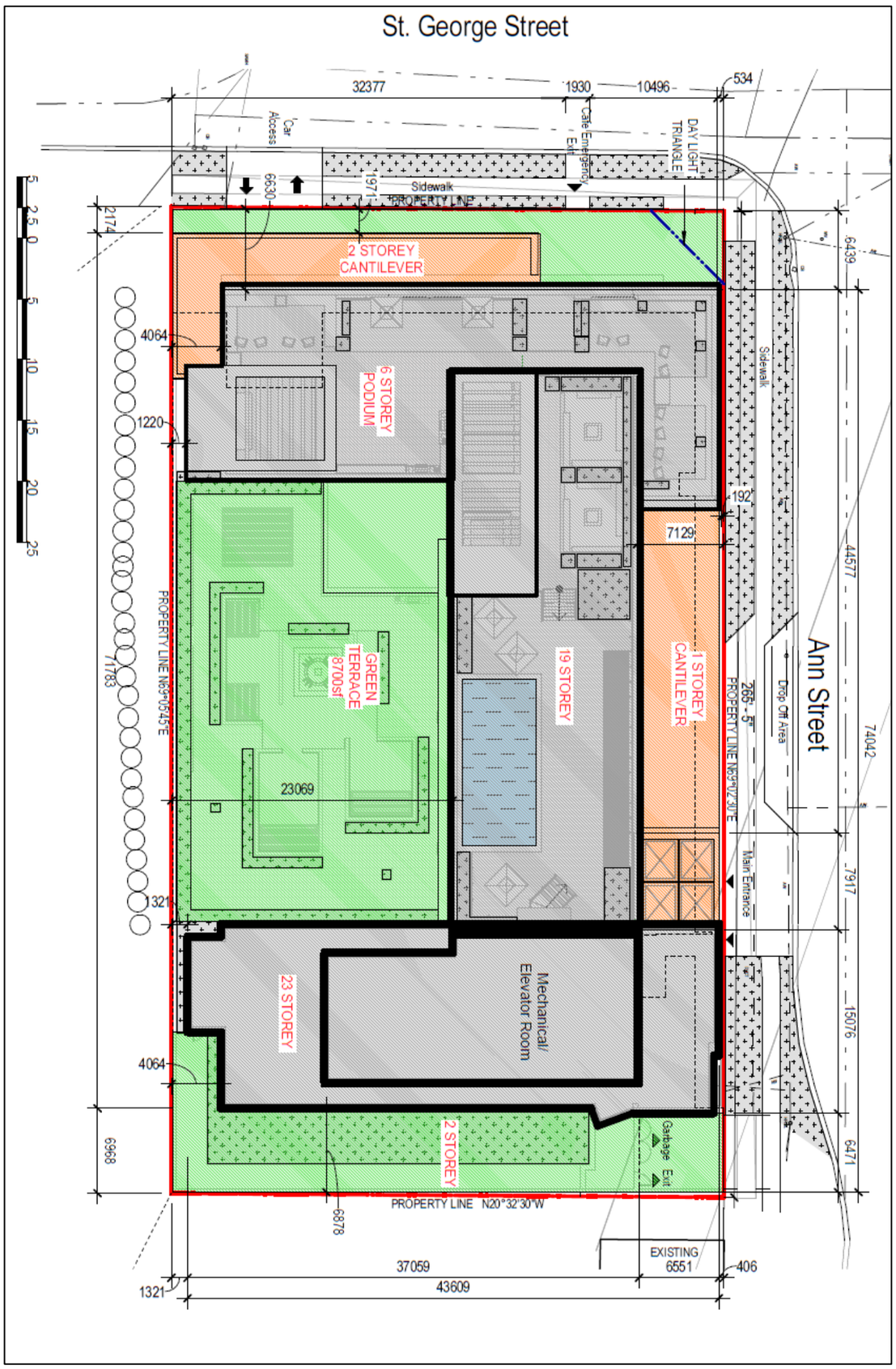
First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

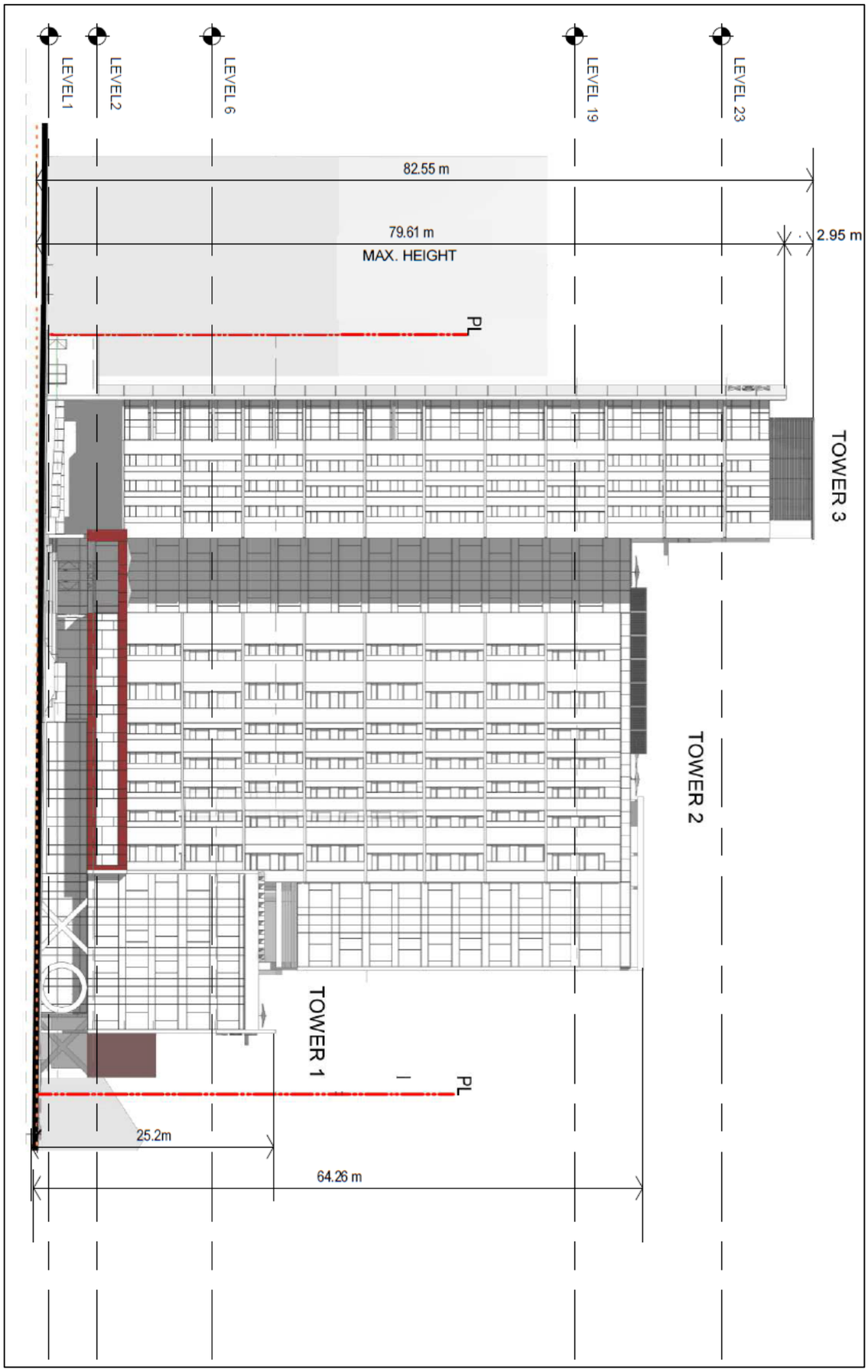
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



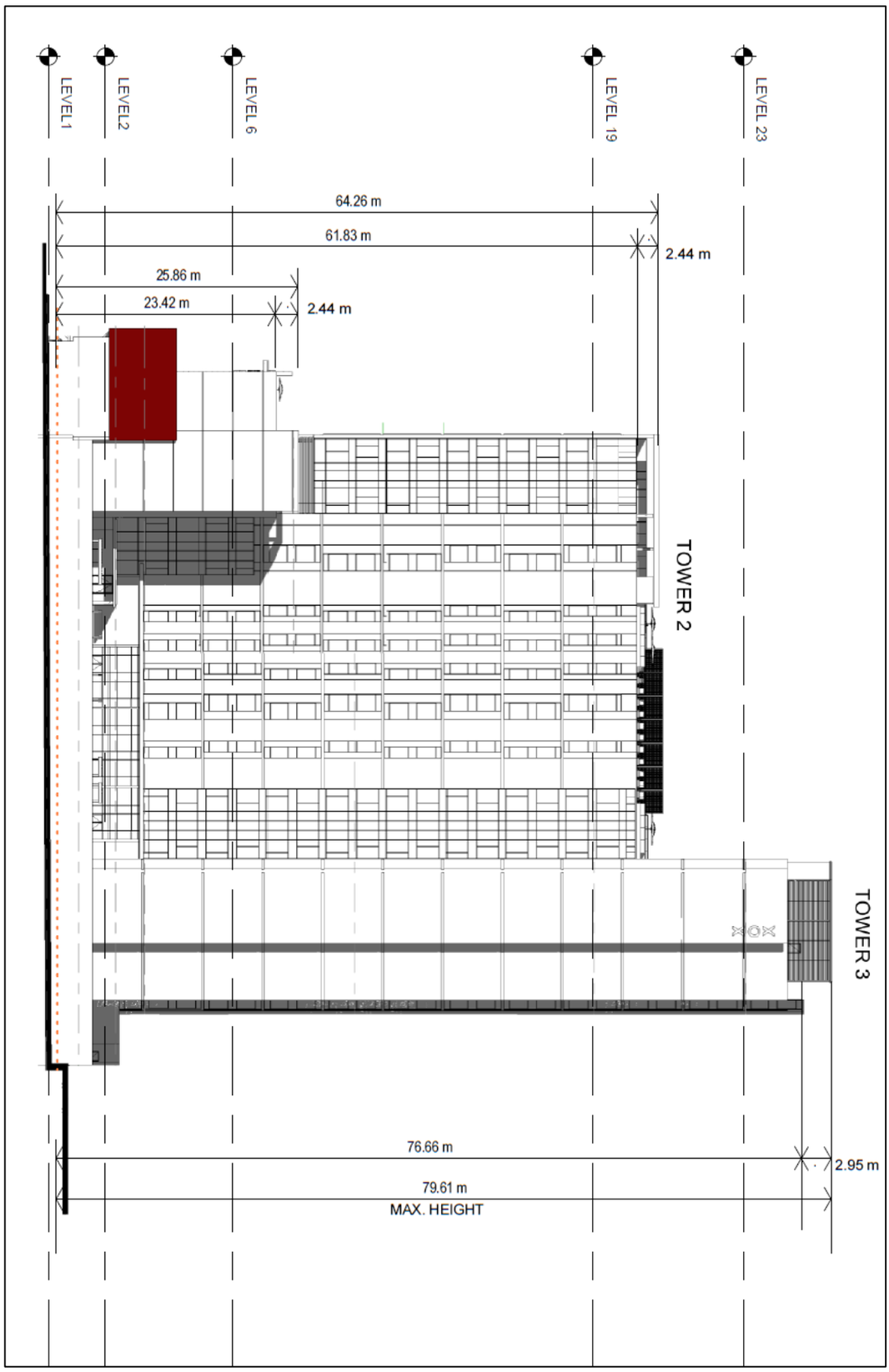
Schedule 1

Site Plan

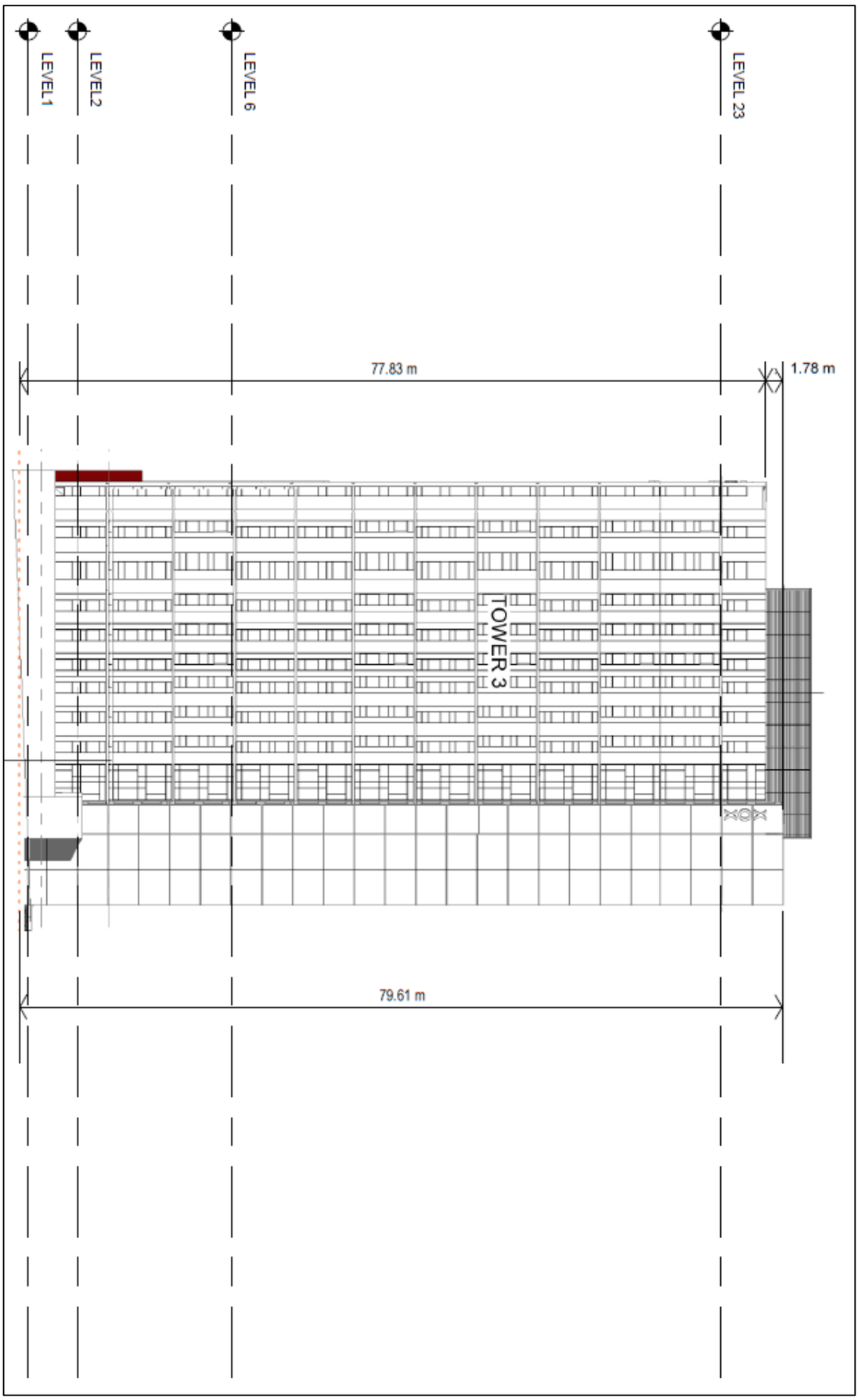



LEVEL1
LEVEL2
LEVEL 6
LEVEL 19
LEVEL 23
82.55 m
79.61 m
MAX. HEIGHT
2.95 m
PL
TOWER 3
TOWER 2
TOWER 1
PL
25.2m
64.26 m

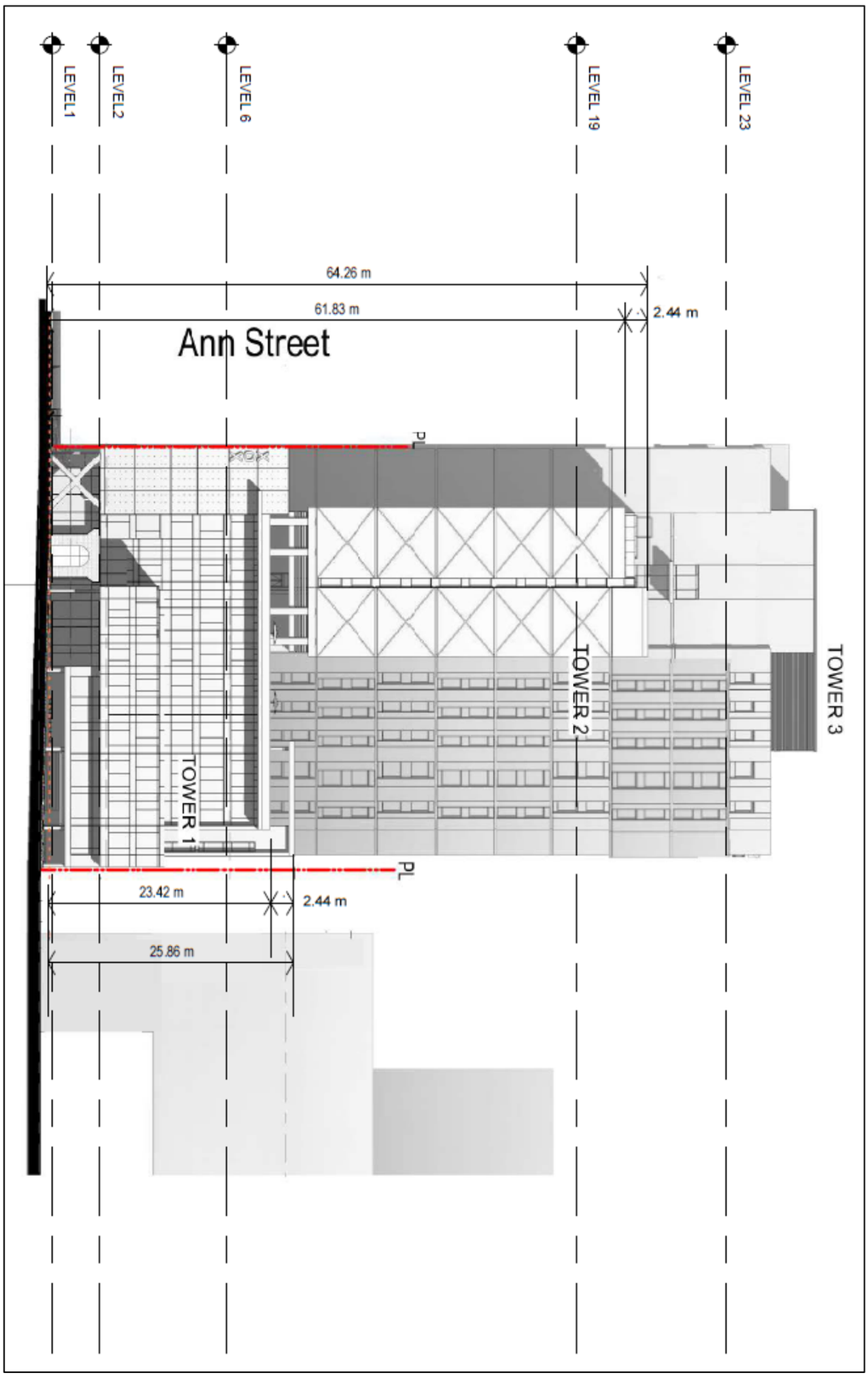
South Elevation



East Elevation



West Elevation



Bill No. 302
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 599-601 Richmond Street.

WHEREAS Westdell Development Corporation has applied to rezone an area of land located at 599-601 Richmond Street, as shown on the map attached to this by-law, as set out below;

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 599-601 Richmond Street, as shown on the attached map comprising part of Key Map No. A101, from a Business District Commercial Special Provision (BDC(1)) Zone to a Business District Commercial Special Provision Bonus (BDC(1)*B-__) Zone;

2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

B-__ 599-601 Richmond Street

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality mixed-use building, with a maximum height of eight (8) storeys, and a maximum density of 519 units per hectare, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule “1” to the amending by-law and provides for the following:

a) Exceptional Building Design

- A built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
- Treatment of the first two-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;
- 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

b) Provision of Affordable Housing

- A total of two 1-bedroom residential units and two 2-bedroom residential units will be provided for affordable housing;
- Rents not exceeding 85% 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.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

Existing Building

a) Permitted Uses:

Existing two residential units and 180 m^2 of ground floor commercial

b) Regulations:

i)	Front Yard Setback (Minimum)	0.0 metres
ii)	Exterior Side Yard Setback Abutting a residential zone (Minimum)	0.0 metres

Proposed Building

a) Regulations:

i)	Exterior Side Yard Setback 1st and 2nd storey (Minimum)	0.0 metres
ii)	Exterior Side Yard Setback For pedestrian entranceways (Minimum)	0.5 metres
iii)	Exterior Side Yard Setback Above 2nd storey (Minimum)	1.0 metres
iv)	Rear Yard Depth Abutting a residential Zone (Minimum)	6.0 metres
v)	Total Parking Spaces (Minimum)	6 spaces
vi)	Density (Maximum)	519 units per hectare
vii)	Height (Maximum)	8-storeys(28m)
viii)	Ground Floor Commercial for 2 commercial retail units (Maximum)	270m^2
ix)	Lot Coverage (Maximum)	100%

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

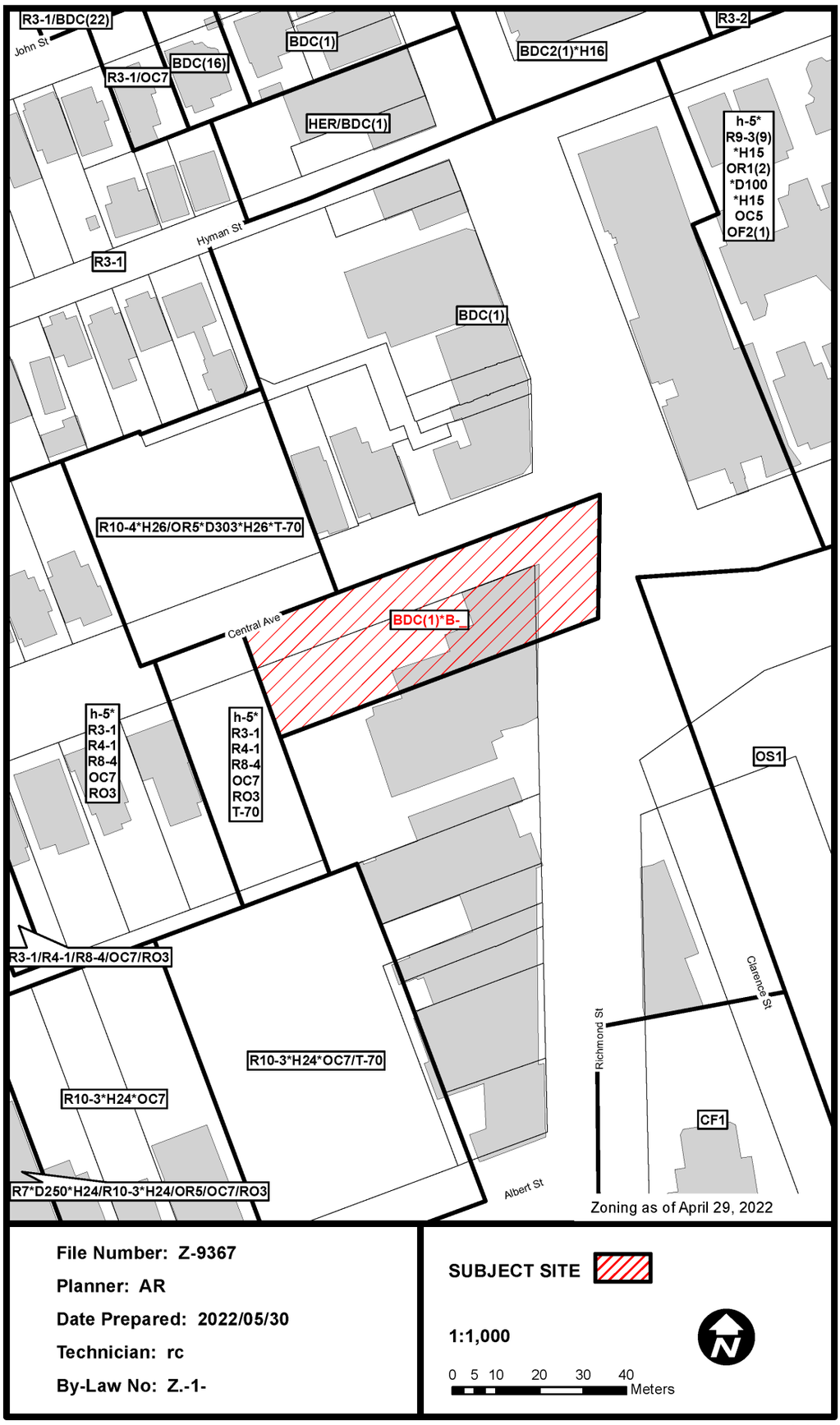
PASSED in Open Council on July 5, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

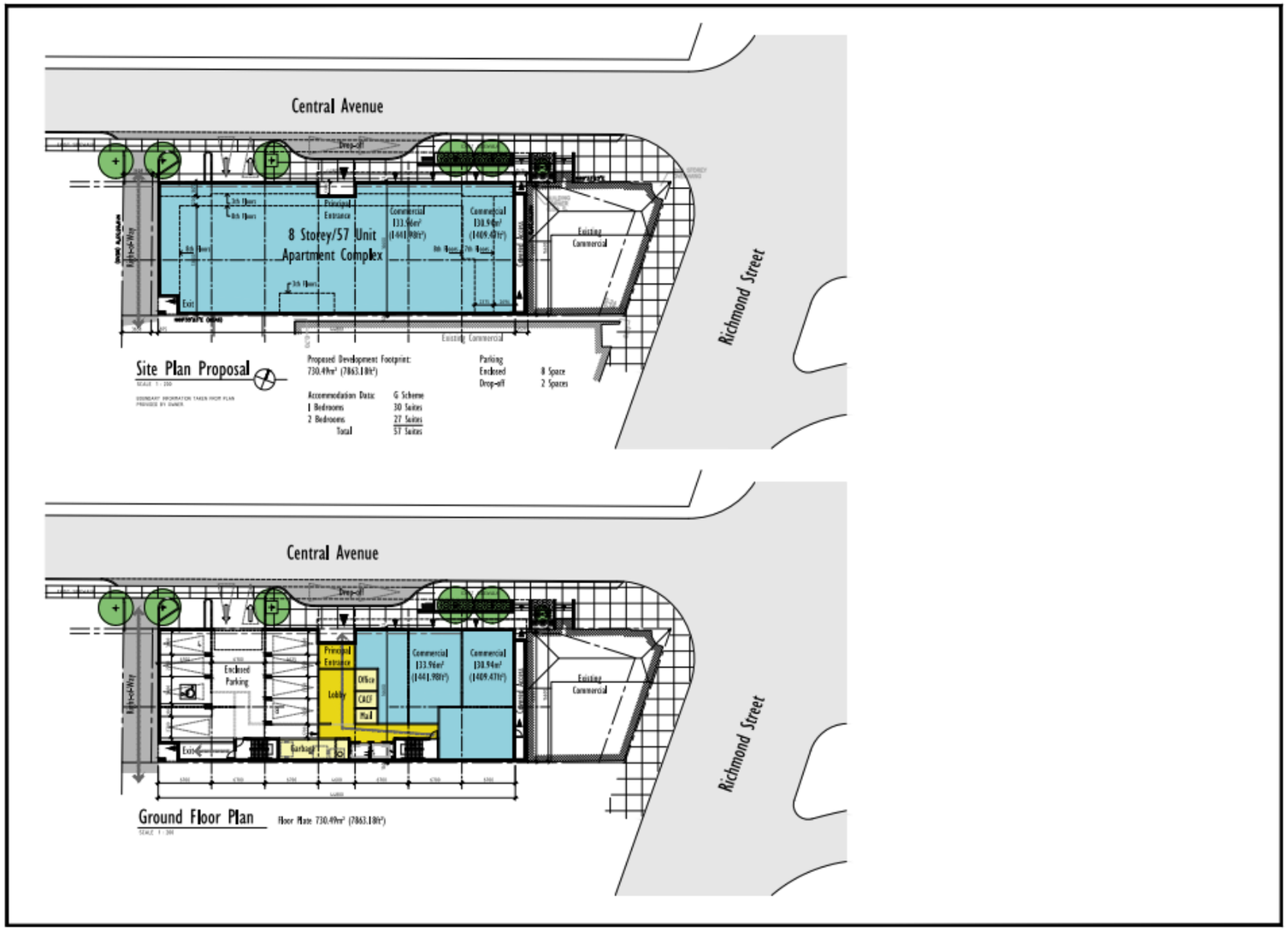
First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



Schedule “1”





PROJECT NORTH

DO NOT SCALE DRAWINGS.

CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

No.	DATE	REVISION
18	[illegible]	[illegible]
17	[illegible]	[illegible]
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2	[illegible]	[illegible]
1	[illegible]	[illegible]

MARSH KATSIOS Architect Inc.

R.Tomé & Associate

R.Tomé & Associate Inc.
51 Wimbledon Court
London ON N6C 5C9
c. 519.672.6622
r_tome@bellnet.ca

Westdell Development Corp.

782 RICHMOND ST., LONDON, ON

Project Name
599 Richmond St., Scheme G
Residential Tower Proposal

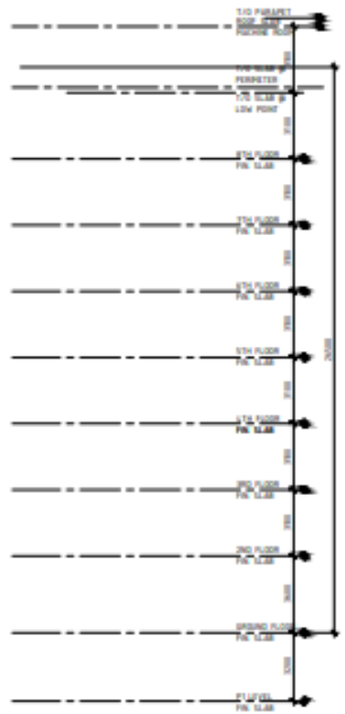
London, Ontario

Drawing Title
Preliminary Site Plan, Ground Floor Proposal

DATE: [illegible]
SCALE: AS NOTED
DRAWN: G.T.
REVIEWED: R.M.
FILE No: [illegible]
PROJECT No: [illegible]

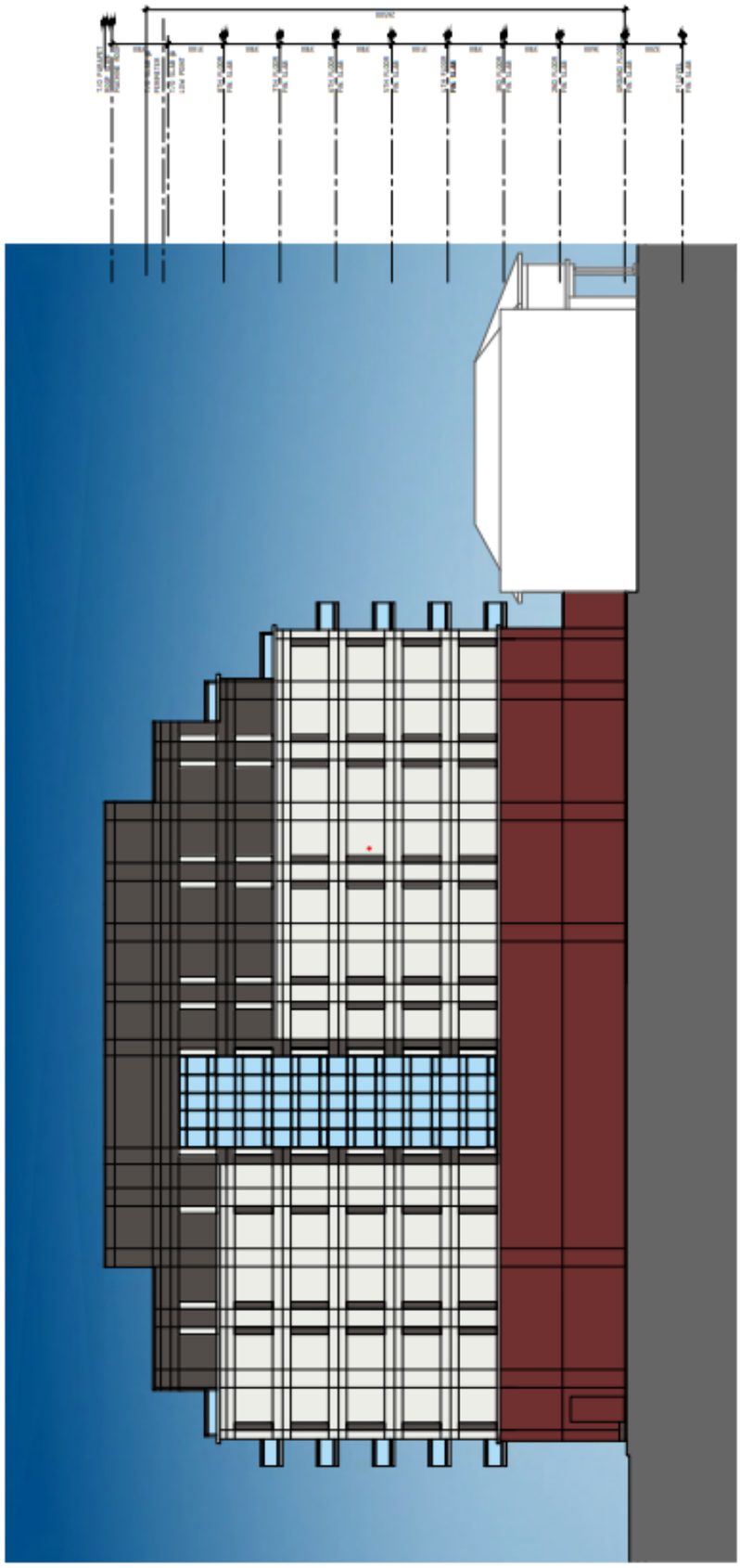
A1.1G SPA





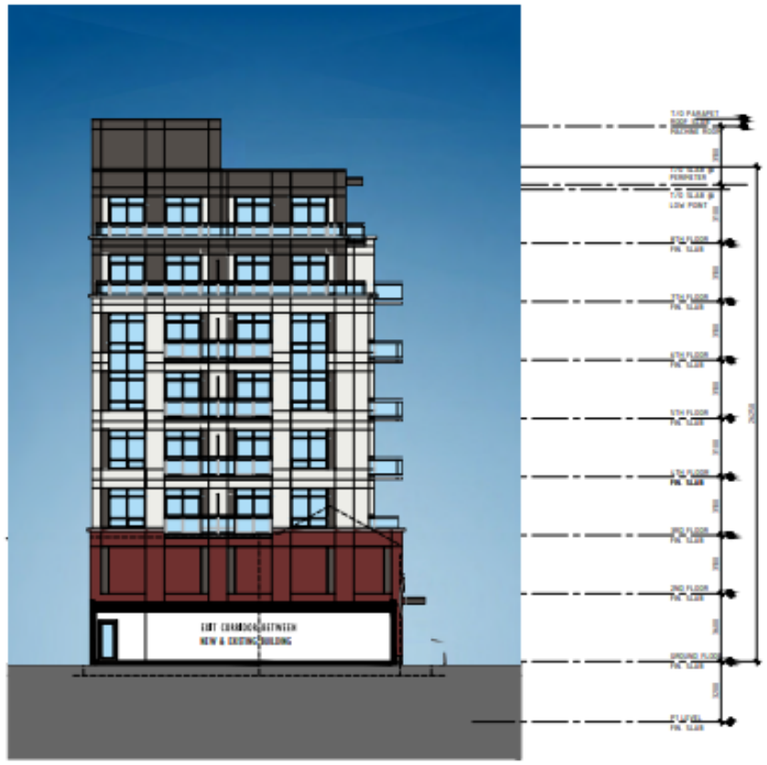
North Elevation Proposal

March 26, 2022



South Elevation Proposal

March 26, 2022



East Elevation Proposal

March 26, 2022



West Elevation Proposal

March 26, 2022

Bill No. 303
2022

By-law No. Z.-1

A by-law to amend By-law No. Z.-1 to rezone lands located at 801 Sarnia Road.

WHEREAS Royal Premier Homes has applied to rezone lands located at 801 Sarnia Road as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 801 Sarnia Road, as shown on the attached map, FROM a Residential R8 Bonus (R8-4*B40) Zone and Rail Transportation Zone, TO a Holding Residential R8 Special Provision Bonus (h*R8-4(_)*B-40) Zone and Open Space (OS1) Zone.

2) Section 4.3 4) - Site Specific Bonus Provisions is amended by deleting the current bonus zone (B-40) and replacing it with the following new Bonus Zone:

B-40 801 Sarnia Road

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high-quality apartment building with a maximum height of 20 meters with a total maximum of 100 units (124 units per hectare), which substantively implements the Site Plan, Renderings, Elevations and Views attached in Schedule "1". The development shall specifically incorporate the following services, facilities, and matters:

1. Provision of Affordable Housing

   i. A total of four (4) one-bedroom residential units will be provided for affordable housing;

   ii. Rents not exceeding 80% of the Average Market Rents (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;

   iii. The duration of affordability set at 50 years from the point of initial occupancy;

   iv. The proponent shall enter info a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations; and,

   v. These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

2. Design Principles

   i. A mid-rise (6 storey) built form located along the Sarnia Road that establishes a built edge with primary building entrance, street oriented residential units and active uses along these frontages.

   ii. Direct walkway connections from primary building entrance and ground floor residential unit entrances to the City sidewalk along Sarnia Road.

iii. Articulated facades including recesses, projections, balconies, and terraces to provide depth and variation in the built form to enhance the pedestrian environment.

iv. A variety of materials, textures, and articulation along building façade(s) to highlight different architectural elements and provide interest and human-scale rhythm along the street frontages.

v. Common outdoor amenity space at ground level combined along with the entrance to future City Pathway.

vi. Locates majority of the parking behind the building and away from the street while screening the exposed parking with a combination of landscape and masonry walls.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations

i)	Front Yard Depth to Arterial Road (minimum)	4.0 meters (13.1 feet)
ii)	Rear Yard Setback to Open Space (minimum)	13 meters (42.6 feet)
iii)	Height (maximum)	20 meters (65.6 feet)
iv)	Parking (minimum)	1 space per unit
v)	Parking for Affordable Units (minimum)	0.25 spaces per unit
vi)	Density (maximum)	124 units per hectare (100 dwelling units)

3) Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:

R8-4(_)

a) Regulations

i)	Front Yard Depth to Arterial Road (minimum)	4.0 meters (13.1 feet)
ii)	Rear Yard Setback to Open Space (minimum)	13 meters (42.6 feet)
iii)	Height (maximum)	16 meters (52.4 feet)
iv)	Parking1 space per unit (minimum)	
v)	Density (maximum)	96 units per hectare (72 dwelling units)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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

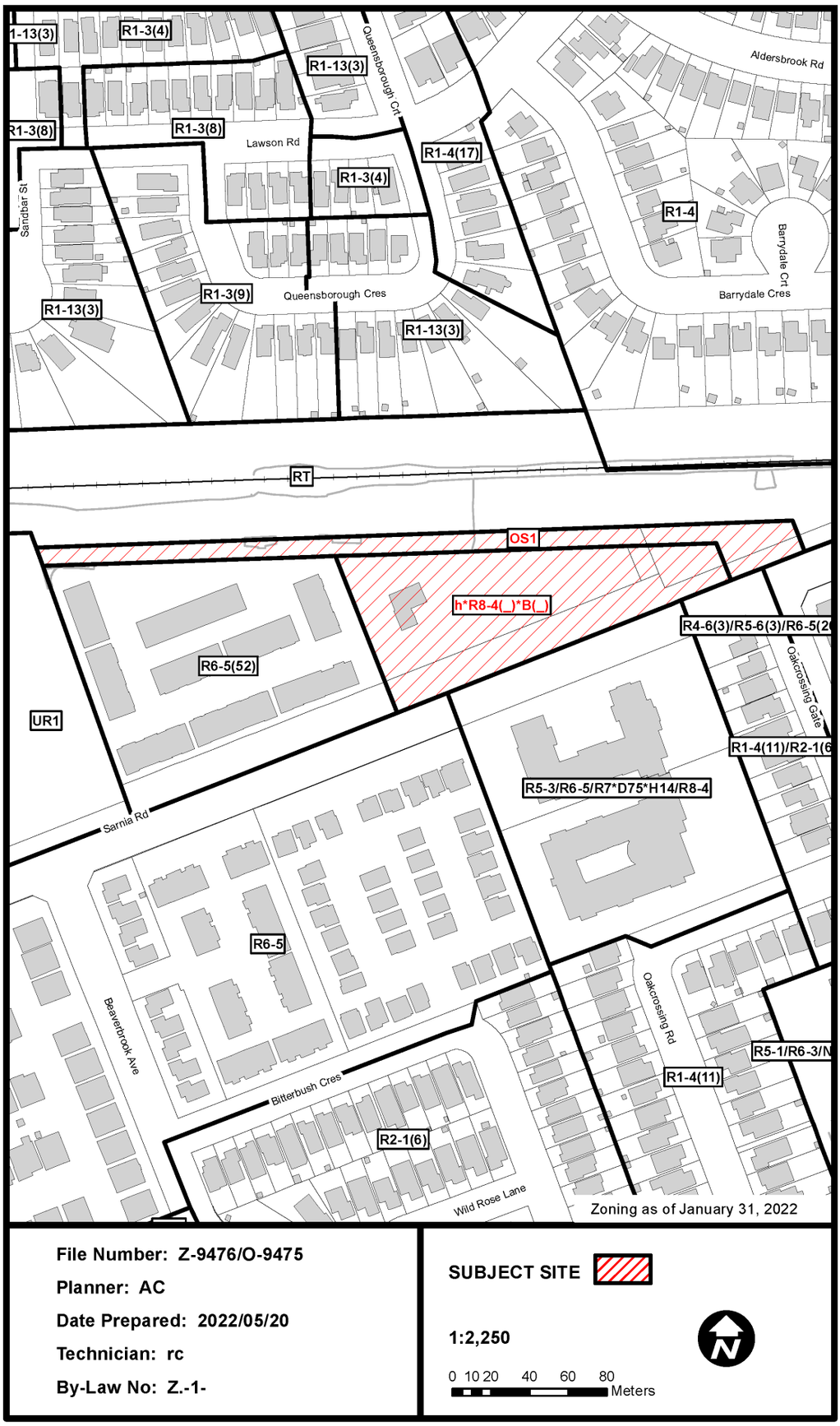
PASSED in Open Council on July 5, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – July 5, 2022
Second Reading – July 5, 2022
Third Reading – July 5, 2022

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



File Number: Z-9476/O-9475

Planner: AC

Date Prepared: 2022/05/20

Technician: rc

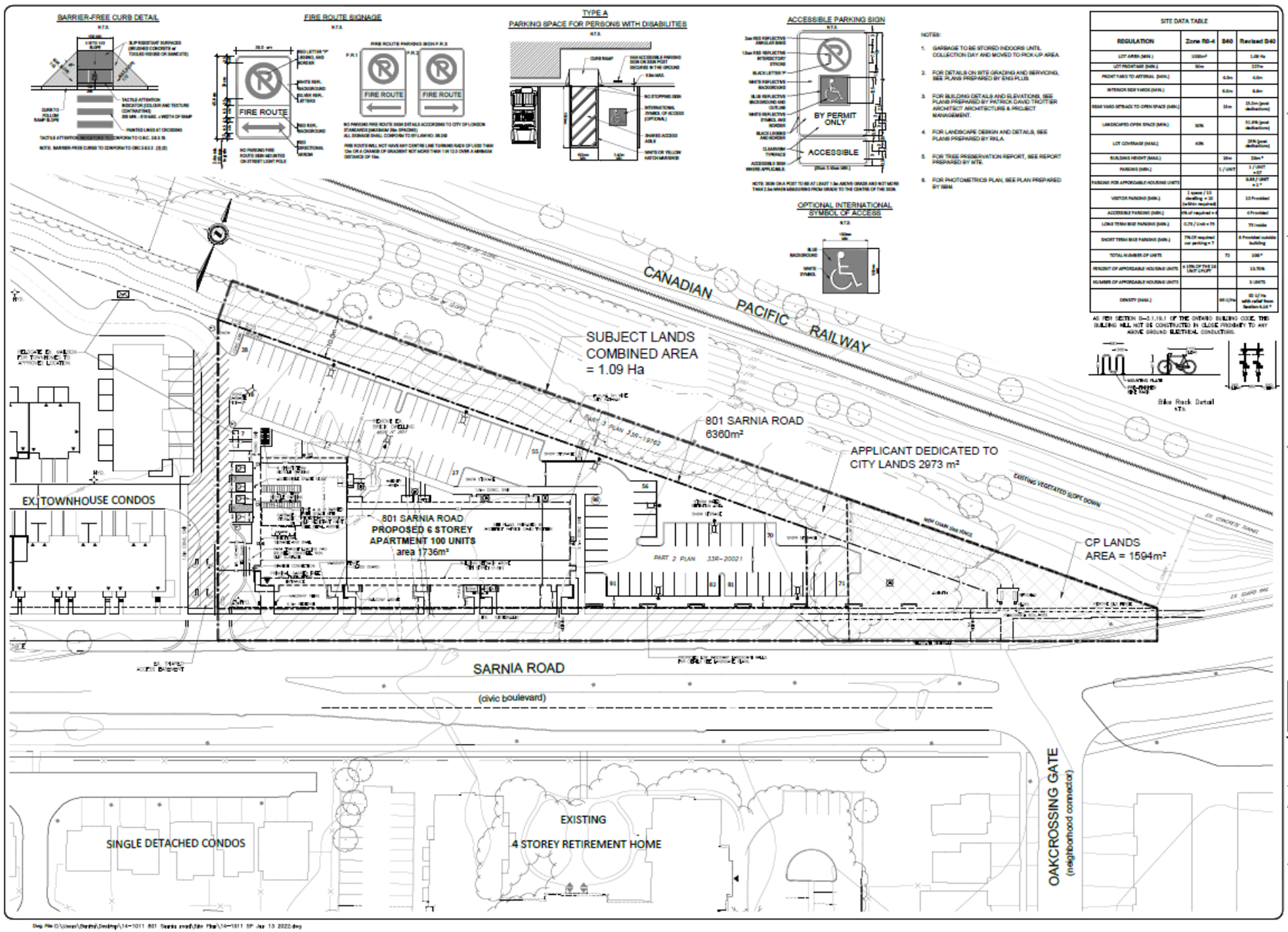
By-Law No: Z.-1-

SUBJECT SITE

1:2,250

0 10 20 40 60 80 Meters

Geodatabase



NOTES:

1. GARBAGE TO BE STORED INDOORS UNTIL COLLECTION DAY AND MOVED TO PICK-UP AREA.
2. FOR DETAILS ON SITE GRADING AND SERVICING, SEE PLANS PREPARED BY ENG PLUS.
3. FOR BUILDING DETAILS AND ELEVATIONS, SEE PLANS PREPARED BY PATRICK DAVID TROTTIER ARCHITECT ARCHITECTURE & PROJECT MANAGEMENT.
4. FOR LANDSCAPE DESIGN AND DETAILS, SEE PLANS PREPARED BY RKLA.
5. FOR TREE PRESERVATION REPORT, SEE REPORT PREPARED BY MTE.
6. FOR PHOTOMETRICS PLAN, SEE PLAN PREPARED BY SBM.

SITE DATA TABLE

REGULATION	Zone R8-4	B40	Revised B40
LOT AREA (MIN.)	1000m²		1.09 Ha
LOT FRONTAGE (MIN.)	30m		137m
FRONT YARD TO ARTERIAL (MIN.)		4.0m	4.0m
INTERIOR SIDE YARDS (MIN.)		6.0m	6.0m
REAR YARD SETBACK TO OPEN SPACE (MIN.)		10m	15.2m (post dedications)
LANDSCAPED OPEN SPACE (MIN.)	30%		51.8% (post dedications)
LOT COVERAGE (MAX.)	40%		25% (post dedications)
BUILDING HEIGHT (MAX.)		16m	22m*
PARKING (MIN.)		1 / UNIT	1 / UNIT =100
PARKING FOR AFFORDABLE HOUSING UNITS			0.85 / UNIT = 5 *
VISITOR PARKING (MIN.)	1 space / 10 dwelling = 10 (visitor required)		10 Provided
ACCESSIBLE PARKING (MIN.)	5% of required = 6		6 Provided
LONG TERM BIKE PARKING (MIN.)	0.75 / Unit = 75		75 Visible
SHORT TERM BIKE PARKING (MIN.)	7% Of required car parking = 7		8 Provided outside building
TOTAL NUMBER OF UNITS		73	100 *
PERCENT OF AFFORDABLE HOUSING UNITS	5 10% OF THE 24 UNIT UPLIFT		10.70%
NUMBER OF AFFORDABLE HOUSING UNITS			5 UNITS
DENSITY (MAX.)		60 U/Ha	92 U/Ha with relief from Section 4.24 *

AS PER SECTION 9-3.1.19.1 OF THE ONTARIO BUILDING CODE, THE BUILDING WILL NOT BE CONSTRUCTED IN CLOSE PROXIMITY TO ANY ABOVE GROUND ELETRICAL CONDUCTORS.

Bike Rack Detail
nTS

LEGEND

- SUBJECT LANDS
- FIREROUTE / GARBAGE ROUTE
- BARRIER-FREE CURB WITH CURB TRANSITION & SLIP RESISTANT SURFACE
- PROPOSED FIRE HYDRANT
- FIREROUTE SIGN AND TYPE
- PROPOSED ENTRANCE
- PROPOSED LIGHT STANDARD

No.	REMARKS	DATE
2	SITE PLAN REVIEW	JAN 2022
1	SITE PLAN PRE CONSULT	JUNE 2021

RECORD OF SUBMISSION

SCALE 1: 400

CLIENT: 2425293 ONTARIO INC.

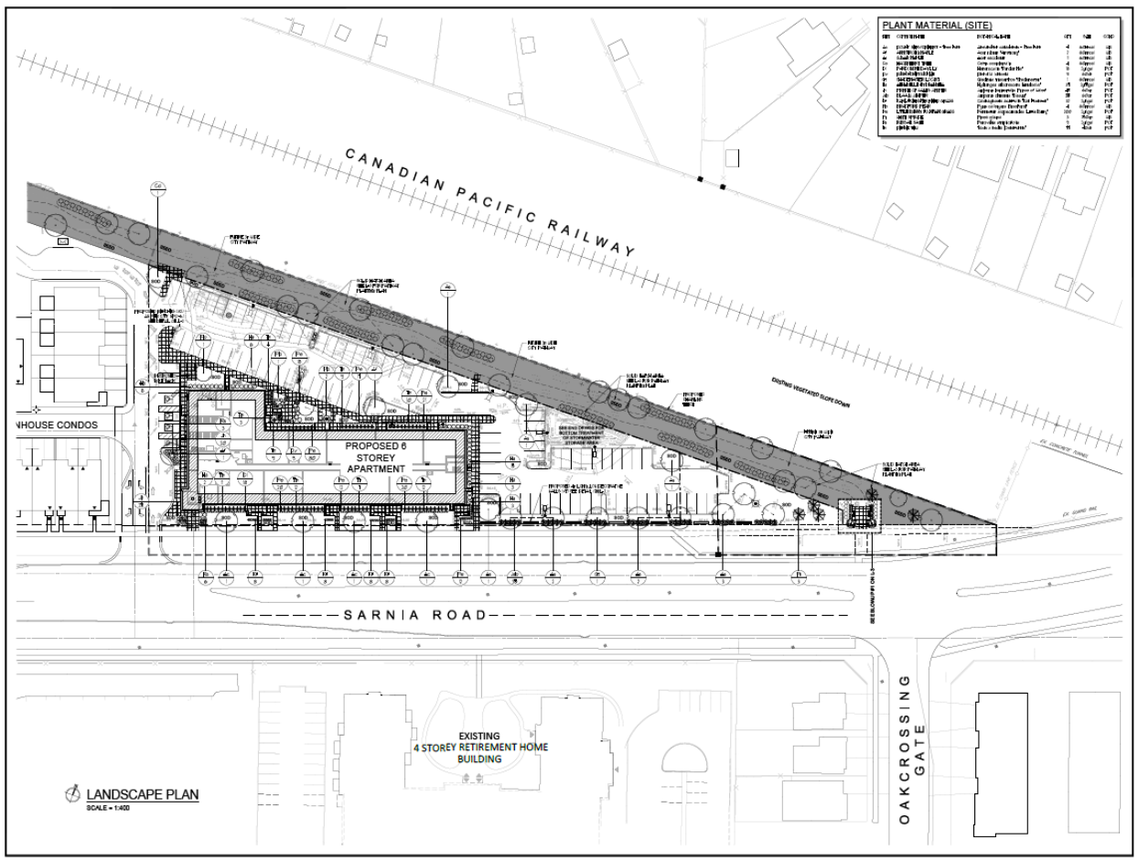
PROJECT TITLE:
SITE PLAN
Royal Premier Homes
801 Sarnia Road

CITY No. SPC21-117 FILE No. 14-1011

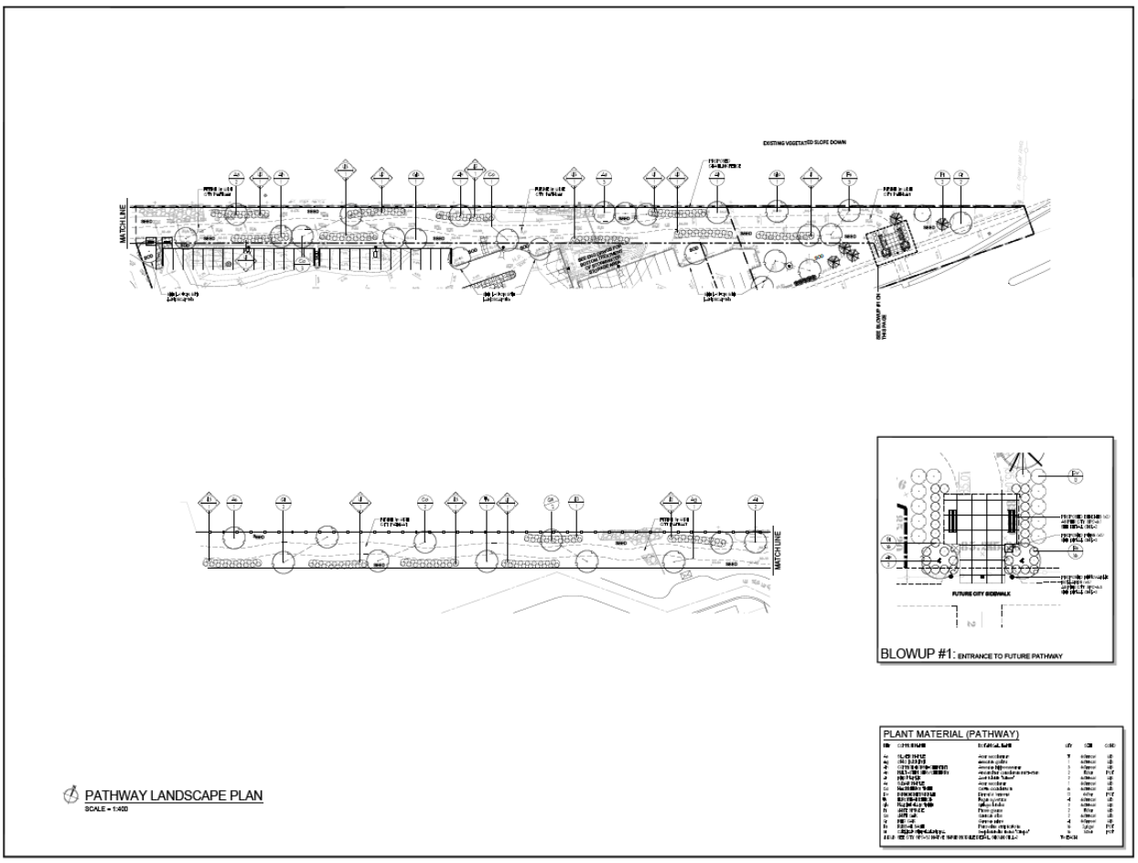
Montelth+Brown planning consultants

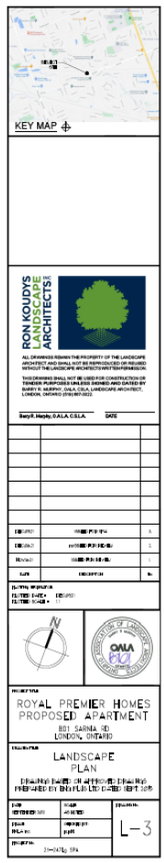
KEY PLAN:

Schedule "1"


PLANT MATERIAL (SITE)
CANADIAN PACIFIC RAILWAY
PROPOSED 6 STOREY APARTMENT
SARNIA ROAD
EXISTING 4 STOREY RETIREMENT HOME BUILDING
OAKCROSSING GATE
EXISTING VEGETATED SLOPE DOWN
LANDSCAPE PLAN
SCALE = 1:400


KEY MAP
RON KOUDYS LANDSCAPE ARCHITECTS
ROYAL PREMIER HOMES
PROPOSED APARTMENT
801 SARNIA RD
LONDON, ONTARIO
LANDSCAPE PLAN
L-1


EXISTING VEGETATED SLOPE DOWN
MATCHLINE
MATCHLINE
FUTURE CITY SIDEWALK
BLOWUP #1: ENTRANCE TO FUTURE PATHWAY
PLANT MATERIAL (PATHWAY)
PATHWAY LANDSCAPE PLAN
SCALE = 1:400


KEY MAP
RON KOUDYS LANDSCAPE ARCHITECTS
ROYAL PREMIER HOMES
PROPOSED APARTMENT
801 SARNIA RD
LONDON, ONTARIO
LANDSCAPE PLAN
L-3



PROJECT
PROPOSED 6 STOREY APARTMENT BUILDING
801 SARNIA RD., LONDON, ON
WESTERN PRESTIGE VILLAGE

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING DESCRIPTION
SCHEMATIC DESIGN - LEVEL 6 ADDITION
SOUTH ELEVATION - SARNIA ROAD
COLOURED RENDERING

A4.0



OVERALL WEST ELEVATION



OVERALL EAST ELEVATION



OVERALL NORTH ELEVATION

PROJECT
PROPOSED 6 STOREY APARTMENT BUILDING
801 SARNIA RD., LONDON, ON
WESTERN PRESTIGE VILLAGE

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING DESCRIPTION
SCHEMATIC DESIGN - LEVEL 6 ADDITION
NORTH, WEST, EAST ELEVATIONS
COLOURED RENDERING

A4.3


Rendering
Prestige