

Council Minutes

10th Meeting of City Council
July 5, 2022, 4:00 PM

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

Absent: M. Salih, S. Turner

Also Present: M. Schulthess, J. Taylor
Remote Attendance: L. Livingstone, A. Barbon, G. Barrett, G. Belch, B. Card, I. Collins, C. Cooper, S. Corman, J. Davison, L. Hamer, O. Katolyk, S. Mathers, V. Morgado, K. Murray, K. Scherr, C. Smith, A. Thompson, B. Warner, B. Westlake-Power
The meeting is called to order at 4:01 PM; it being noted that the following members were in remote attendance: Councillors M. van Holst, J. Helmer, M. Hamou, P. Van Meerbergen, E. Peloza and S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor S. Hillier discloses a pecuniary interest in Item 8 (5.1) of the 8th Report of the Community and Protective Services Committee, 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.

Councillor P. Van Meerbergen discloses a pecuniary interest in Bill No. 260, having to do with the establishment of a Child Care and Early Childhood Development Reserve Fund and the repeal of By-law No. A.-6945-139, as amended, by indicating that his wife owns and operates a day care.

2. Recognitions

There are none.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: A. Hopkins

Seconded by: S. Hillier

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

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

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

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

Council convenes In Closed Session, from 4:15 PM to 4:35 PM.

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

Motion made by: P. Van Meerbergen

Seconded by: S. Hillier

That the Minutes of the 9th Meeting, held on June 14, 2022, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

6. Communications and Petitions

Motion made by: E. Peloza

Seconded by: A. Hopkins

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

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

2. M. Tovey

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

2.(ADDED) Shadow Study - Strik Baldinelli Moniz

6.3. "RentSafeTO" Program and Complaint Process Improvements - Refer to the Community and Protective Services Committee Stage for Consideration with Item #5 (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

2. J. Thompson, Life Spin

3. London ACORN

4. (ADDED) D. Devine

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

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

2. (ADDED) T. Nolan

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 12th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 12th Report of the Planning and Environment Committee, BE APPROVED, excluding Items 13 (3.5) and 14 (3.6).

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 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) ReThink Zoning Update and Discussion Papers

Motion made by: A. Hopkins

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

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

Motion made by: A. Hopkins

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

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

Motion made by: A. Hopkins

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

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

Motion made by: A. Hopkins

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

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

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, 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

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

Motion made by: A. Hopkins

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

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

Motion made by: A. Hopkins

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

Motion Passed

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

Motion made by: A. Hopkins

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)

Motion Passed

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

Motion made by: A. Hopkins

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)

Motion Passed

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

Motion made by: A. Hopkins

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

a) the 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)

Motion Passed

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

Motion made by: A. Hopkins

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)

Motion Passed

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

Motion made by: A. Hopkins

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

Motion Passed

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

Motion made by: A. Hopkins

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

Motion Passed

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

Motion made by: A. Hopkins

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.

Motion Passed

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

Motion made by: S. Lewis

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)

Motion made by: S. Lewis

Seconded by: J. Fyfe-Millar

That Item 13, clause 3.5, BE AMENDED to include the following at the end of the clause:

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

- consistent with the Province Policy Statement promoting intensification and redevelopment in appropriate locations while conserving significant heritage resources;
- consistent with the London Plan key directions relating to building a mixed-use compact city and ensuring new development is a good fit within existing neighbourhoods;
- consistent with staff recommended mitigation measures for the railway crash wall, hydrological considerations, and heritage, through the application of holding provisions;

it being noted that at the April 25, 2022 meeting of PEC civic administration indicated that properties at 183 Ann St. and 197 Ann St. had cultural heritage assets, but the buildings did not represent built heritage that warranted preservation of said buildings in their entirety; and,

it being further noted that Council considers the inclusion of a new brewery onsite to be consistent with the cultural heritage of the site's heritage value as a former brewery."

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (2): J. Helmer, and A. Hopkins

Absent: (2): M. Salih, and S. Turner

Motion Passed (11 to 2)

Motion made by: S. Lehman

Seconded by: S. Lewis

That Item 13, clause 3.5, as amended, BE APPROVED.

Yeas: (11): Mayor E. Holder, M. van Holst, S. Lewis, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (2): J. Helmer, and A. Hopkins

Absent: (2): M. Salih, and S. Turner

Motion Passed (11 to 2)

Item 13, clause 3.5, as amended, reads as follows:

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

- a) the 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;

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

- consistent with the Province Policy Statement promoting intensification and redevelopment in appropriate locations while conserving significant heritage resources;
- consistent with the London Plan key directions relating to building a mixed-use compact city and ensuring new development is a good fit within existing neighbourhoods;
- consistent with staff recommended mitigation measures for the railway crash wall, hydrological considerations, and heritage, through the application of holding provisions;

it being noted that at the April 25, 2022 meeting of PEC civic administration indicated that properties at 183 Ann St. and 197 Ann St. had cultural heritage assets, but the buildings did not represent built heritage that warranted preservation of said buildings in their entirety; and,

it being further noted that Council considers the inclusion of a new brewery onsite to be consistent with the cultural heritage of the site's heritage value as a former brewery.

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

Motion made by: S. Lehman

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): Mayor E. Holder, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (9): M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, A. Hopkins, E. Peloza, and J. Fyfe-Millar

Absent: (2): M. Salih, and S. Turner

Motion Failed (4 to 9)

At 5:51 PM, His Worship the Mayor places Deputy Mayor J. Morgan in the Chair.

At 5:52 PM, His Worship the Mayor resumes the Chair.

Motion made by: A. Hopkins

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2399731 Ontario Ltd. c/o Westdell Development Corporation relating to the property located at 689 Oxford Street West:

a) the request to amend Zoning No. Z.-1 to change the existing Highway Service Commercial/Restricted Service Commercial (HS1/HS3/RSC2/RSC4) Zone to a Residential R9 Special Provision Bonus/Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (R9-7*B-()/HS1()/HS3()/RSC2()/RSC4() Zone BE REFUSED for the following reasons:

i) The affordable housing contribution associated with the Bonus application is based upon a proposed combination of 1989 Official Plan and London Plan policies; however, the applicable Bonusing policy framework is the 1989 Official Plan bonusing policies.

ii) The requested special provisions for the Bonus Zone are proposed for individual buildings within the subject site, which does not meet the intent of London Plan and/or Zoning by-law Z.-1 regarding matters such as rear-lotting, yard definitions, and railway setback distance.

b) the recommended by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on July 5, 2022 to amend Zoning By-law No. Z.-1, in conformity with The London Plan and the applicable policies of the 1989 Official Plan, to change the zoning of the subject property FROM a Highway Service Commercial/Restricted Service Commercial (HS1/HS3/RSC2/RSC4) Zone, TO a holding Residential R9 Special Provision Bonus/Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (h-_*R9-7*B-()/HS1()/HS3()/RSC2()/RSC4() Zone;

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of three apartment buildings as follows: a 17-storey building of 146 units; an 18-storey building of 160 units; and a 21-storey building of 184 units. The development is an increased density of up to 396 units per hectare (490 units total). The development will substantively implement the Site Plan, Renderings and Elevations attached as Schedule "1" to the amending by-law and provides for the following facilities, services, and matters:

1) Provision of Affordable Housing

i) A total of 30 affordable housing units will be provided in the development, including a total of 10 affordable housing units in each of the three buildings (Buildings "A", "B", and "C").

ii) That the affordable unit mix (bachelor, 1-bedroom, 2-bedroom), is representative of the bedroom mix of the overall building within which the affordable units are contained.

iii) Rents not exceeding 80% of the Average Market Rent (AMR) for the London CMA, as determined by the CMHC, at the time of building occupancy for the respective building the affordable units are located within;

iv) The duration of affordability set at 50 years from the point of initial occupancy of the respective building;

v) The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;

vi) These conditions to be secured through an agreement entered on title with associated compliance requirements and remedies.

2) Exceptional Design

The buildings designs shown in various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design.

- Enhanced building and site design features and setback podiums on Capulet Walk establishing a built street edge.
- Active uses potential along Capulet Walk street frontage for Building "B" and Building "C".
- Architectural design features on the towers that will enhance the skyline and break up building mass.
- Inclusion of building step backs and varying building heights and articulated facades, including recesses, projections, and balconies, to provide depth and variation in built form and enhance pedestrian environment.

- Ground floor units along Capulet Walk to provide functional doors, walkways, connections to sidewalk on Capulet Walk.

3) Construction of underground parking under the second phase of development (Building “B” and Building “C”); and, a parking structure to function as an engineered crash wall for safety and impact mitigation associated with the adjacent rail line.

c) it BE NOTED that the following Site Plan matters have been raised through the application review process for consideration by the Site Plan Approval Authority:

i) Use transparent glazing or active vision glazing on the ground floor of Building “B” and Building “C” on Capulet Walk and Oxford Street frontages to animate the street.

ii) Non-residential ground floor uses in Building “B” and Building “C” are to be oriented to the street and provide “front doors” to Capulet Walk.

iii) Incorporate an urban treatment between the built form fronting Capulet Walk and the City sidewalk.

iv) Recognize that the parking garage structure abutting the CN Rail property will be designed to a crash wall engineering standard, consistent with guidelines for development adjacent to rail lines and CN Rail requirements.

v) Noise attenuation clauses are to be addressed through future development agreements, with regards to mitigative building design standards and property adjacency (within 300m) to rail line operations.

vi) That revised sanitary area plan and design sheets from April 4, 2022 Servicing Memorandum are to be submitted to City Geomatics; and,

d) no action BE TAKEN regarding the application for 1989 Official Plan Amendment for consistency with in-force London Plan policies. It being noted that through Ontario Lands Tribunal (OLT) decision dated May 25, 2022, the final phase of city-wide London Plan policy appeals have been dispensed and therefore the 1989 Official Plan is repealed in accordance with Council decision dated June 23, 2016.

Yeas: (11): M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (2): Mayor E. Holder, and S. Lehman

Absent: (2): M. Salih, and S. Turner

Motion Passed (11 to 2)

8.2 8th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 8th Report of the Community and Protective Services Committee, BE APPROVED, excluding Items 6 (2.4) and 8 (5.1).

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that Councillor S. Hillier disclosed a pecuniary interest in clause 5.1 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.

Motion Passed

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

Motion made by: M. Cassidy

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

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

Motion made by: M. Cassidy

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

4. (2.5) Zoning By-law Patio Review

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 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

5. (2.3) Fire Master Plan Action Plan

Motion made by: M. Cassidy

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)

Motion Passed

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

Motion made by: M. Cassidy

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.

Motion Passed

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

Motion made by: M. Cassidy

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 made by: J. Helmer

Seconded by: M. Cassidy

That clause 2.4, BE AMENDED, by adding the following new part b):

“b) Civic Administration BE DIRECTED to develop and bring forward a business case for a RentSafe London program for consideration during deliberations on the next multi-year budget. it being noted that:

- i) RentSafeTO employed 33 full-time staff in 2021 and covers ~3,500 rental apartment buildings that are three storeys or taller and include least 10 units;
- ii) the number of building evaluations through RentSafeTO started at 3,421 in 2017 and now averages around 1,500 annually;
- iii) the number of annual building audits (for buildings that score below 50% on an evaluation) started at 42 in 2017 and has now decreased to just 7 audits in 2021;
- iv) the number of similar apartment buildings in London is likely in the range of 7-10% of Toronto’s total.”

Yeas: (3): J. Helmer, M. Cassidy, and A. Hopkins

Nays: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Absent: (2): M. Salih, and S. Turner

Motion Failed (3 to 10)

Motion made by: M. Cassidy

Motion to approve clause 2.4.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, and J. Fyfe-Millar

Nays: (3): A. Hopkins, E. Pelozza, and S. Hillier

Absent: (2): M. Salih, and S. Turner

Motion Passed (10 to 3)

8. (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 made by: M. Cassidy

Motion to approve item 1 of the Deferred Matters List.

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

Recuse: (1): S. Hillier

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 0)

Motion made by: M. Cassidy

Motion that the remainder of the Deferred Matters List, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

8.3 10th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 10th Report of the Strategic Priorities and Policy Committee, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

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

Motion made by: J. Morgan

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.

Motion Passed

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

Motion made by: J. Morgan

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.

Motion Passed

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

Motion made by: J. Morgan

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.

Motion Passed

- 5. (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 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.

Motion Passed

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

Motion made by: J. Morgan

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.

Motion Passed

8.4 10th Report of the Corporate Services Committee

Motion made by: S. Lewis

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

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Recent Legislative Changes

Motion made by: S. Lewis

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

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

Motion made by: S. Lewis

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

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

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 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.

Motion Passed

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

Motion made by: S. Lewis

That based on the application dated May 20, 2022 from Childhood Cancer Canada, September 1, 2022 BE PROCLAIMED as Make Canada Gold.

Motion Passed

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

Motion made by: S. Lewis

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.

Motion Passed

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

Motion made by: S. Lewis

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.

Motion Passed

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

Motion made by: S. Lewis

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.

Motion Passed

- 8.5 9th Report of the Civic Works Committee

Motion made by: E. Pelosa

Seconded by: M. van Holst

That the Council BE RECESSED at this time.

Motion Passed

The Council recesses at 6:27 PM, and resumes at 6:55 PM.

At 7:03 PM, His Worship the Mayor places Deputy Mayor J. Morgan in the Chair.

At 7:07 PM, His Worship the Mayor resumes the Chair.

Motion made by: E. Pelosa

That the 9th Report of the Civic Works Committee, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

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

Motion made by: E. Pelosa

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

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

Motion made by: E. Pelosa

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

- 4. (2.2) Participation in Canadian Home Builders’ Association Project - Towards Cost-Effective Net-Zero Energy Ready Residential Renovations (Relates to Bill No. 278)

Motion made by: E. Pelosa

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)

Motion Passed

- 5. (2.3) Updates: Green Bin Program Implementation

Motion made by: E. Pelosa

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)

Motion Passed

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

Motion made by: E. Pelosa

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

Motion Passed

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

Motion made by: E. Pelosa

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

Motion Passed

8. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at June 13, 2022, BE RECEIVED.

Motion Passed

8.6 3rd Report of the Audit Committee

Motion made by: J. Morgan

That the 3rd Report of the Audit Committee, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (4.1) 2021 Financial Audit

Motion made by: J. Morgan

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

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

Motion made by: J. Morgan

That the presentation from MNP, with respect to the internal audit plan BE RECEIVED.

Motion Passed

4. (4.3) Internal Audit Charter - MNP

Motion made by: J. Morgan

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

Motion Passed

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

Motion made by: J. Morgan

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

9. Added Reports

9.1 10th Report of Council in Closed Session

Motion made by: J. Fyfe-Millar

Seconded by: P. Van Meerbergen

1. Tourism Relief Fund – Contribution Agreement

That, on the recommendation of the Deputy City Manager, Finance Supports, the Civic Administration BE DIRECTED to take the following actions with respect to the staff report, dated June 21, 2022, related to the Tourism Relief Fund – Contribution Agreement:

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

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

5. Offer to Purchase Industrial Land – Odd Burger Corporation – Innovation Park

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City owned industrial land located in Innovation Park Phase II being composed of Part of Block 1 (subject to final survey) located in the City of London, County of Middlesex and further being part of PIN 081970320, as outlined on the sketch attached hereto as Appendix “A”, the Agreement of Purchase and Sale (the “Agreement”), attached as Appendix “B”, submitted by Odd Burger Corporation under the corporate name Globally Local Real Estate Inc. (the “Purchaser”) to purchase 5.5 acres of the subject property from the City, at a purchase price of \$632,500.00 BE ACCEPTED, reflecting a sale price of \$115,000.00 per acre, subject to the conditions and terms set out in the Agreement.

6. Lease Amending and Extension Agreement – 1021 Wonderland Road South, Unit #C

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director of Municipal Compliance and on the advice of the Director, Realty Services, with respect to the Lease Amending and Extension Agreement for the lease of commercial space located at 1021 Wonderland Road South, Unit #C, the Lease Amending and Extension Agreement between the City and 13480142 Canada Inc. (the “Landlord”) attached as Appendix “A”, for lease of approximately 1,644 square feet of deemed rentable area, located at 1021 Wonderland Road South Unit C, for an extension term of Five (5) years, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

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

2. Property Acquisition – 19 Raywood Avenue – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 19 Raywood Avenue, further described as Part of Lot 35, Plan 467(4th) as in Inst. No. 840594, City of London, County of Middlesex, being all of PIN 08358-0101 (LT), containing an area of approximately 6,060 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 Tatiana Natasha Tielemans and Alexandra Coros (the “Vendor”), to sell the subject property to the City, for the sum of \$571,500.00 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”.

3. Property Acquisition – North of Front Street East Side of Wellington Road – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at North of Front Street East Side of Wellington Road, further described as PT LT 1, PL 11(4th) As in 625863; London, S/T 756609, being all of PIN 08357-0003, containing an area of approximately 2,927.78 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 Jim Pattison Enterprises Ltd (the “Vendor”), to sell the subject property to the City, for the sum of \$150,000.00 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”.

4. Property Acquisition – 1 Kennon Place – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 1 Kennon Place, further described as Lot 9, Plan 449 (4th), being all of PIN 08357-0026 (LT), containing an area of approximately 2,734.03 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 Peter Alexander Taillon (the “Vendor”), to sell the subject property to the City, for the sum of \$525,000.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”; and

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

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, 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

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 1)

10. Deferred Matters

None.

11. Enquiries

Councillor A. Hopkins enquires with respect to the process to review the Fire Works By-law. The Deputy City Manager, Neighbourhood and City-wide Services

provides information about the next steps for community survey, draft staff report, public feedback, and final report to Council.

Councillor M. van Holst enquires with respect to urban encampments, shelter capacity, and transitional housing. The Director, Housing Stability Services provides information on the supports provided to address these issues in the community.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Bill No.'s 258 to 303, inclusive and the added Bill No.'s 307 to 309, and excluding Bill No.'s 260, 284, and 301, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

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

That Second Reading of Bill No.'s 258 to 303, inclusive and the added Bill No.'s 307 to 309, and excluding Bill No.'s 260, 284, and 301, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

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

That Third Reading and Enactment of Bill No.'s 258 to 303, inclusive and the added Bill No.'s 307 to 309, and excluding Bill No.'s 260, 284, and 301, BE APPROVED.

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

Absent: (2): M. Salih, and S. Turner

Motion Passed (13 to 0)

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

That Introduction and First Reading of the Bill No. 260 BE APPROVED.

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

Recuse: (1): P. Van Meerbergen

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 0)

Motion made by: S. Lehman

Seconded by: M. Cassidy

That Second Reading of the Bill No. 260 BE APPROVED.

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

Recuse: (1): P. Van Meerbergen

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 0)

Motion made by: E. Peloza

Seconded by: M. Hamou

That Third Reading and Enactment of the Bill No. 260 BE APPROVED.

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

Recuse: (1): P. Van Meerbergen

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 0)

Motion made by: E. Peloza

Seconded by: S. Hillier

That Introduction and First Reading of the Bill No.'s 284 and 301 BE APPROVED.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Peloza, J. Fyfe-Millar, and S. Hillier

Nays: (3): J. Helmer, M. Cassidy, and A. Hopkins

Absent: (2): M. Salih, and S. Turner

Motion Passed (10 to 3)

Motion made by: S. Lewis

Seconded by: S. Lehman

That Second Reading of the Bill No.'s 284 and 301 BE APPROVED.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (3): J. Helmer, M. Cassidy, and A. Hopkins

Absent: (2): M. Salih, and S. Turner

Motion Passed (10 to 3)

Motion made by: S. Lewis

Seconded by: E. Pelozza

That Third Reading and Enactment of the Bill No.'s 284 and 301 BE APPROVED.

Yeas: (10): Mayor E. Holder, M. van Holst, S. Lewis, M. Hamou, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (3): J. Helmer, M. Cassidy, and A. Hopkins

Absent: (2): M. Salih, and S. Turner

Motion Passed (10 to 3)

Motion made by: M. Hamou

Seconded by: S. Hillier

That Introduction and First Reading of Added Bill No.'s 304 to 306, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 1)

Motion made by: J. Fyfe-Millar

Seconded by: A. Hopkins

That Second Reading of Added Bill No.'s 304 to 306, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 1)

Motion made by: E. Pelozza

Seconded by: S. Hillier

That Third Reading and Enactment of Added Bill No.'s 304 to 306, BE APPROVED.

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

Nays: (1): P. Van Meerbergen

Absent: (2): M. Salih, and S. Turner

Motion Passed (12 to 1)

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

That Introduction and First Reading of Added Bill No. 310, BE APPROVED.

Yeas: (11): M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (2): Mayor E. Holder, and S. Lehman

Absent: (2): M. Salih, and S. Turner

Motion Passed (11 to 2)

Motion made by: M. Hamou
Seconded by: E. Pelozza

That Second Reading of Added Bill No. 310, BE APPROVED.

Yeas: (11): M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (2): Mayor E. Holder, and S. Lehman

Absent: (2): M. Salih, and S. Turner

Motion Passed (11 to 2)

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

That Third Reading and Enactment of Added Bill No. 310, BE APPROVED.

Yeas: (11): M. van Holst, S. Lewis, J. Helmer, M. Cassidy, M. Hamou, J. Morgan, A. Hopkins, P. Van Meerbergen, E. Pelozza, J. Fyfe-Millar, and S. Hillier

Nays: (2): Mayor E. Holder, and S. Lehman

Absent: (2): M. Salih, and S. Turner

Motion Passed (11 to 2)

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

Bill No. 258	By-law No. A.-8256-177 - A by-law to confirm the proceedings of the Council Meeting held on the 5th day of July, 2022. (City Clerk)
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Bill No. 259	By-law No. A.-8257-178 - 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)
Bill No. 260	By-law No. A.-8258-179 - A by-law to establish the Child Care and Early 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)
Bill No. 261	By-law No. A.-8259-180 - 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)
Bill No. 262	By-law No. A.-8260-181 - 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)
Bill No. 263	By-law No. A.-8261-182 - 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)
Bill No. 264	By-law No. A.-8262-183 - A by-law to establish the Golf Course Reserve Fund. (2.2/10/CSC)
Bill No. 265	By-law No. A.-8263-184 - 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)
Bill No. 266	By-law No. A.-8264-185 - 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)
Bill No. 267	By-law No. A.-8265-186 - A by-law to establish the Cultural Prosperity Reserve Fund. (2.2/10/CSC)
Bill No. 268	By-law No. A.-8266-187 - 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)
Bill No. 269	By-law No. A.-8267-188 - 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)
Bill No. 270	By-law No. A.-8268-189 - A by-law to establish the Social Housing Reserve Fund. (2.2/10/CSC)

Bill No. 271	By-law No. A.-8269-190 - 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)
Bill No. 272	By-law No. A.-8270-191 - 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)
Bill No. 273	By-law No. A.-8271-192 - 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)
Bill No. 274	By-law No. A.-8272-193 - A by-law to establish the Lead Service Extension Replacement Loan Program Reserve Fund. (2.2/10/CSC)
Bill No. 275	By-law No. A.-8273-194 - 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)
Bill No. 276	By-law No. A.-8274-195 - 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)
Bill No. 277	By-law No. A.-8275-196 - 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)
Bill No. 278	By-law No. A.-8276-197 - 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)
Bill No. 279	By-law No. A.-8277-198 - 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)
Bill No. 280	By-law No. A.-8278-199 - A by-law to ratify and confirm the Annual Resolutions of the Shareholder of London & Middlesex Community Housing Inc. (3.2/10/SPPC)
Bill No. 281	By-law No. A.-8279-200 - 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)

Bill No. 282	By-law No. C.P.-1512(bl)-201 - 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)
Bill No. 283	By-law No. C.P.-1512(bm)-202 - 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)
Bill No. 284	By-law No. C.P.-1512(bn)-203 - 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)
Bill No. 285	By-law No. CPOL.-18(e)-204 - 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)
Bill No. 286	By-law No. CPOL.-407(b)-205 - 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)
Bill No. 287	By-law No. S.-6189-206 - 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)
Bill No. 288	By-law No. S.-6190-207 - 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)
Bill No. 289	By-law No. S.-6191-208 - 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)
Bill No. 290	By-law No. S.-6192-209 - 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)
Bill No. 291	By-law No. S.-6193-210 - 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)
Bill No. 292	By-law No. S.-6194-211 - 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)
Bill No. 293	By-law No. S.-6195-212 - 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)

Bill No. 294	By-law No. S.-6196-213 - 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)
Bill No. 295	By-law No. S.-6197-214 - 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)
Bill No. 296	By-law No. S.-6198-215 - 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)
Bill No. 297	By-law No. S.-6199-216 - 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)
Bill No. 298	By-law No. Z.-1-223036 - 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)
Bill No. 299	By-law No. Z.-1-223037 - 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)
Bill No. 300	By-law No. Z.-1-223038 - 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)
Bill No. 301	By-law No. Z.-1-223039 - 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)
Bill No. 302	By-law No. Z.-1-223040 - 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)
Bill No. 303	By-law No. Z.-1-223041 - A by-law to amend By-law No. Z.-1 to rezone lands located at 801 Sarnia Road. (3.8a/12/PEC)
Bill No. 304	By-law No. A.-8280-217 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Tatiana Natasha Tielemans and Alexandra Coros, for the acquisition of the property located at 19 Raywood Avenue, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/10/CSC)

Bill No. 305	By-law No. A.-8281-218 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Jim Pattison Enterprises Ltd, for the acquisition of the property located at North of Front Street East Side of Wellington Road, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/10/CSC)
Bill No. 306	By-law No. A.-8282-219 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Peter Alexander Taillon, for the acquisition of the property located at 1 Kennon Place, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.3/10/CSC)
Bill No. 307	By-law No. A.-8283-220 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Globally Local Real Estate Inc., for the sale of the City owned industrial land located in Innovation Park Phase II being composed of Part of Block 1 (subject to final survey) located in the City of London County of Middlesex and further being part of PIN 081970320, containing an area of approximately 5.5 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.4/10/CSC)
Bill No. 308	By-law No. A.-8284-221 - A by-law to authorize and approve a Lease Extension and Amending Agreement between The Corporation of the City of London and 13480142 Canada Inc., for the commercial space located at 1021 Wonderland Road South, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.5/10/CSC)
Bill No. 309	By-law No. A.-8285-222 - A by-law to approve a Contribution Agreement between the Her Majesty the Queen in Right of Canada hereby represented by the Minister responsible for Federal Economic Development Agency for Southern Ontario and The Corporation of the City of London ("Agreement"); and to authorize the Mayor and City Clerk to execute the Agreement. (6.1/8/CPSC)
Bill No. 310	By-law No. Z.-1-223042 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 689 Oxford Street West. (3.6b/12/PEC)

14. Adjournment

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

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 7:48 PM.

Ed Holder, Mayor
