



Council Agenda Including Addeds

13th Meeting of City Council

September 27, 2022

4:00 PM

Council Chambers - Please check the City website for additional meeting detail information. Meetings can be viewed via live-streaming on YouTube and the City Website.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Metis and Inuit people today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact councilagenda@london.ca or 519-661-2489 ext. 2425.

Pages

1. Disclosures of Pecuniary Interest

2. Recognitions

3. Review of Confidential Matters to be Considered in Public

4. Council, In Closed Session

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

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

5.1. 12th Meeting held on September 6, 2022

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6. Communications and Petitions

6.1. 1407-1427 Hyde Park Road (OZ-9438)

(Refer to the Planning and Environment Committee Stage for Consideration with Item #4 (3.2) of the 15th Report of the Planning and Environment Committee)

1. A. Soufan, President, York Developments

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6.2. *(ADDED) Harris Park Erosion Control Structure Replacement (RFP22-097)*

(Refer to the Civic Works Committee Stage for Consideration with Item #5 (2.5) of the 12th Report of the Civic Works Committee)

1. AM. Valastro

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7. Motions of Which Notice is Given

8. Reports

8.1.	15th Report of the Planning and Environment Committee	46
	1. Disclosures of Pecuniary Interest	
	2. (2.1) Building Division Monthly Report - July 2022	
	3. (3.1) 4680 Wellington Road South (TZ-9509) (Relates to Bill No. 360)	
	4. (3.2) 1407-1427 Hyde Park Road (OZ-9438)	
	5. (5.1) Deferred Matters List	
8.2.	13th Report of the Strategic Priorities and Policy Committee	49
	1. Disclosures of Pecuniary Interest	
	2. (2.2) Amendment to Delivery Date of the City of Music Conference and Events Business Case and the London City of Music Expo Business Case	
	3. (2.3) COVID-19 Ongoing Impacts on City of London Operations and Services	
	4. (2.4) 2022 Mid-Year Operating Budget Monitoring Report	
	5. (2.5) 2022 Mid-Year Capital Budget Monitoring Report	
	6. (2.6) Amendment - Terms of Reference - Committee of Management for the Dearness Home (Relates to Bill No. 357)	
	7. (2.7) 4th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee	
	8. (2.8) Municipal Accommodation Tax - Tourism London Annual Report	
	9. (2.1) Actions Implementing London's UNESCO Designation as Canada's 'City of Music'	
	10. (4.1) Anti-Racism and Anti-Oppression Framework	
	11. (4.2) Hyde Park Business Improvement Association	
8.3.	12th Report of the Civic Works Committee	54
	1. Disclosures of Pecuniary Interest	
	2. (2.1) 3rd Report of Integrated Transportation Community Advisory Committee	
	3. (2.2) Bradley Avenue Extension - White Oak Road to Jalna Boulevard (West Leg)	
	4. (2.4) Draft Connected and Automated Vehicle Plan	

5.	(2.5) Harris Park Erosion Control Structure Replacement - RFP22-097	
6.	(2.7) Agreement - Thames River Experimental Stream Science Facility at Adelaide Pollution Control Plant (Relates to Bill No. 356)	
7.	(2.8) Closing Emerson Avenue Cul-de-sac (Relates to Bill No. 359)	
8.	(2.3) Windermere Road Improvements - Environmental Study Report	
9.	(2.6) Oxford Street West Improvements - Environmental Assessment Study	
10.	(5.1) Deferred Matters List	
8.4.	4th Report of the Audit Committee	58
1.	Disclosures of Pecuniary Interest	
2.	(4.1) Internal Audit Follow Up Activities Dashboard	
9.	Added Reports	
10.	Deferred Matters	
11.	Enquiries	
12.	Emergent Motions	
13.	By-laws	
	By-laws to be read a first, second and third time:	
13.1.	Bill No. 355 By-law No. A.- _____ - _____	59
	A by-law to confirm the proceedings of the Council Meeting held on the 27th day of September, 2022. (City Clerk)	
13.2.	Bill No. 356 By-law No. A.- _____ - _____	60
	A by-law to authorize and approve an Agreement between The Corporation of the City of London and The University of Waterloo for the use of space at the Adelaide Pollution Control Plant for a research experiment (termed a Mesocosm) and to authorize the Mayor and the City Clerk to execute the Agreement. (2.7/12/CWC)	
13.3.	Bill No. 357 By-law No. A.-6582(____)-_____	66
	A by-law to amend By-law No. A.-6582-255 being a by-law to establish a Committee of Management for the Dearness Home and to update the Terms of Reference (2.6/13/SPPC)	
13.4.	Bill No. 358 By-law No. L.S.P.- _____ - _____	74
	A by-law to designate 514 Pall Mall Street to be of cultural heritage value or interest. (2.4/13/PEC)	
13.5.	Bill No. 359 By-law No. S.- _____ - _____	78

A by-law to stop up and close the Emerson Avenue cul-de-sac.
(2.8/12/CWC)

13.6. Bill No. 360 By-law No. Z.-1-_____

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A by-law to amend By-law No. Z.-1 to rezone a portion of an area of
land located at 4680 Wellington Road South. (3.1/15/PEC)

14. Adjournment



Council Minutes

12th Meeting of City Council
September 6, 2022, 4:00 PM

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

Also Present: L. Livingstone, A. Barbon, J. Davison, K. Dickins, A. Job, K. Scherr, M. Schulthess

Remote attendance: A. Anderson, B. Card, S. Corman, H. McNealy, C. Smith, B. Westlake-Power, J. Wills

The meeting is called to order at 4:02 PM; it being noted that the following Members were in remote attendance, Councillors M. Salih, J. Helmer, P. Van Meerbergen, S. Turner, S. Hillier.

1. Disclosures of Pecuniary Interest

Councillor S. Hillier discloses a pecuniary interest in Item 8 (5.1) of the 10th 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 puts on festivals in the park.

Councillor J. Helmer discloses a pecuniary interest in Item 3 (2.2) of the 12 Report of the Strategic Priorities and Policy Committee as well as the associated Bill No. 339, having to do with the Municipal Accommodation Tax and Short-term accommodations, by indicating that he has rented out his home through Airbnb in the past and may do so again in the future.

2. Recognitions

2.1 His Worship the Mayor recognized the 2022 Queen Elizabeth Scholarships Recipients (Virtual Recognition)

2.2 His Worship the Mayor Recognized City of London Employees who have achieved 25 Years of Service during 2022:

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: J. Helmer

Seconded by: E. Peloza

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

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

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

negotiations carried on or to be carried on by or on behalf of the municipality.
(6.1/12/CSC)

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.
(6.2/12/CSC)

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

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.
(6.3/12/CSC)

4.4 Solicitor-Client Privileged Advice

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.4/12/CSC)

4.5 Solicitor-Client Privileged Advice

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/14/PEC)

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

Absent: (1): S. Turner

Motion Passed (14 to 0)

The Council convenes, In Closed Session, from 4:34 PM to 4:46 PM.

Councillor S. Turner enters the meeting at 4:44 PM.

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

5.1 11th Meeting held on August 2, 2022

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

That the Minutes of the 11th Meeting, held on August 2, 2022, BE APPROVED.

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

Motion Passed (15 to 0)

6. Communications and Petitions

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

That the following Communications BE RECEIVED, and BE FORWARDED, as noted on the Agenda:

6.1 3700 Colonel Talbot Road and 3645 Bostwick Road (Z-9521)

1. A. Soufan, President, York Developments

6.2 712 Base Line Road East (Z- 9474)

1. M. Poddar, Planner II, SBM and D. Traher, VP, Westdell Development Corp.

6.3 1737 Richmond Street (Z-9470)

1. S. Rasanu, Planner, SBM and D. Traher, VP, Westdell Development Corp.

6.4 183 and 197 Ann Street

1. H. Elmslie

2. M. Coles

3. A.M. Valastro

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

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 12th Report of the Strategic Priorities and Policy Committee

Motion made by: J. Morgan

That the 12th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding item 2.2.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: J. Morgan

Councillor J. Helmer discloses a pecuniary interest with respect to Item 2.2, having to do with the Municipal Accommodation Tax and Short-term Accommodations, by indicating that he has rented home in past with AirBNB and may do so again in the future.

Motion Passed

2. (2.1) 3rd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: J. Morgan

That the 3rd Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee, from its meeting held on August 11, 2022, BE RECEIVED.

Motion Passed

4. (4.1) Allocation of Remaining London Community Recovery Network (LCRN) Funding

Motion made by: J. Morgan

That the Civic Administration, including (but not limited to) staff in Social and Health Development BE DIRECTED to work together with Community Partners to develop London Community Recovery Network (LCRN) business cases with a focus on addressing London's social recovery, especially in mitigating the effects of homelessness, precarious employment, food insecurity, etc.; it being noted that the Strategic Priorities and Policy Committee received a communication dated August 25, 2022 from K. Pagniello, Executive Director, M. Laliberte, Staff Lawyer and T. Kiefer, Housing Support Worker, Neighbourhood Legal Services with respect to this matter.

Motion Passed

3. (2.2) Municipal Accommodation Tax - Amended By-law to Include Short-Term Accommodations (Relates to Bill No. 339)

Motion made by: J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated August 30, 2022 as Appendix 'A', BE INTRODUCED at the Municipal Council meeting on September 6, 2022, with respect to the by-law entitled "A By-law to Impose a Municipal Accommodation Tax".

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

Recuse: (1): J. Helmer

Motion Passed (14 to 0)

8.2 12th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 12th Report of the Corporate Services Committee BE APPROVED.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Declare Surplus - City-Owned Closed Road Allowance - Upper Canada Crossing

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to a closed public highway described as part of Upper Canada Crossing, abutting Lots 24 and 25, Plan 33M-624, and a one foot reserve being Block 186, Plan 33M-624 (the "Subject Property"), the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and,
- b) the subject property BE TRANSFERRED to Southside Construction Management Limited.

Motion Passed

3. (2.2) Municipal Compliance Audit Committee (Relates to Bill No.'s 336 and 337)

Motion made by: S. Lewis

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

- a) the proposed by-law as appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to establish a Municipal Compliance Audit Committee for the 2022 Municipal Election in accordance with section 88.37 of the Municipal Elections Act, 1996, as amended;
- b) the proposed by-law as appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to approve the appointments to the Municipal Election Compliance Audit Committee for the 2022 Municipal Election in accordance with

section 88.37 of the Municipal Elections Act, 1996, as amended;
and,

c) the Elections Reserve BE APPROVED as the source of funding for the annual operating costs related to the Municipal Compliance Audit Committee for the 2022 Municipal Election.

Motion Passed

4. (4.1) Application - Issuance of Proclamation - Rail Safety Week 2022

Motion made by: S. Lewis

That based on the application dated August 3, 2022 from CN, September 19 - 25, 2022 BE PROCLAIMED as Rail Safety Week 2022.

Motion Passed

5. (4.3) Application - Issuance of Proclamation - Orange Shirt Day/National Day for Truth and Reconciliation

Motion made by: S. Lewis

That based on the application dated August 10, 2022 from N'Amerind (London) Friendship Centre Inc., September 30, 2022 BE PROCLAIMED as Orange Shirt Day/National Day for Truth and Reconciliation.

Motion Passed

6. (4.4) Application - Issuance of Proclamation - Canadian Islamic History Month (2007) and Ontario Islamic Heritage Month (2016)

Motion made by: S. Lewis

That based on the application dated August 8, 2022 from City of London Anti-Islamophobia Working Group, the month of October 2022 BE PROCLAIMED as Canadian Islamic History Month (2007) and Ontario Islamic Heritage Month (2016).

Motion Passed

7. (4.2) Application - Issuance of Proclamation - Wrongful Conviction Day

Motion made by: S. Lewis

That based on the application dated August 8, 2022 from International Wrongful Conviction Day Committee, October 2, 2022 BE RECEIVED and no action BE TAKEN.

Motion Passed

- 8.3 11th Report of the Civic Works Committee

Motion made by: E. Pelosa

That the 11th Report of the Civic Works Committee BE APPROVED.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. (2.1) Amendments to the Traffic and Parking By-Law (Relates to Bill No. 346)

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated August 23, 2022, BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2022-T08)

Motion Passed

3. (2.2) Vauxhall Wastewater Treatment Plant Rotating Drum Thickener Equipment Single Source

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated August 23, 2022, related to the purchase of a rotating drum thickener at Vauxhall Wastewater Treatment Plant:

- a) the contract for purchase of a rotating drum thickener BE AWARDED to JWC Environmental Canada as a single source procurement for a total value of \$171,295.00, excluding HST, in accordance with Section 14.4 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E07)

Motion Passed

4. (2.3) Basement Flooding Grant Program By-Law Amendment
(Relates to Bill No. 338)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated August 23, 2022, BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to amend By-law No. A.-7562-160, as amended, being “A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law” by deleting Schedule “A” to the By-law and by replacing it with a new Schedule “A” to clarify language and terminology within the By-law and revise the funding upset limits to account for inflation. (2022-D03)

Motion Passed

5. (2.4) Consultant Design Fee Extension Award Labatt Sanitary Siphon

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 August 23, 2022, related to the award of additional consulting fees to R.V. Anderson Associates Limited for the Labatt Sanitary Siphon Infrastructure Renewal Project:

- a) the engineering design fees for R.V. Anderson Associates Limited (RVA) BE INCREASED by \$297,474.00 in accordance with the estimates, on file, to an upset amount of \$506,287.00, excluding HST, in accordance with Section 15.2 (g) of the City of London’s Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-D04)

Motion Passed

6. (3.1) 2021 London Transit Commission Annual Report

Motion made by: E. Pelosa

That the 2021 London Transit Commission Annual Report, as appended to the Agenda, and the delegation from K. Paleczny, General Manager, London Transit Commission, with respect to this matter, BE RECEIVED. (2022-T03)

Motion Passed

7. (5.1) Deferred Matters List

Motion made by: E. Pelosa

That the Civic Works Committee Deferred Matters List as at August 15, 2022, BE RECEIVED.

Motion Passed

8.4 14th Report of the Planning and Environment Committee

Motion made by: A. Hopkins

That the 14th Report of the Planning and Environment Committee BE APPROVED, excluding items 7, 13, 14, 16 and 17.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: A. Hopkins

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 4th Report of the Community Advisory Committee on Planning

Motion made by: A. Hopkins

That the 4th Report of the Community Advisory Committee on Planning from its meeting held on August 10, 2022 BE RECEIVED for information. (2022-A02)

Motion Passed

3. (2.3) Byron Gravel Pits Secondary Plan - Update

Motion made by: A. Hopkins

That, the staff report dated August 22, 2022 entitled "The Corporation of the City of London Byron Gravel Pits Secondary Plan - Update", BE RECEIVED for information. (2022-D05)

Motion Passed

4. (2.4) Building Division Monthly Report - June 2022

Motion made by: A. Hopkins

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

Motion Passed

5. (2.2) 3493 Colonel Talbot Road - Request for Extension of Draft Plan Approval (39T-14504)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by 2219008 Ontario Limited (York Developments), relating to the lands located at 3493 Colonel Talbot Road, the Approval Authority BE ADVISED that the Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision SUBJECT TO the revised conditions contained in Appendix "A" (File No. 39T-14504) appended to the staff report dated August 22, 2022. (2022-D09)

Motion Passed

6. (3.1) Zoning By-law: Patio Restrictions

Motion made by: A. Hopkins

That the application by The Corporation of the City of London, relating to outdoor patios BE REFERRED back to the Civic Administration to report back at a future meeting of the Planning and Environment Committee with a revised by-law removing the seasonal patio restrictions time in section 4.18 of not more than three consecutive days and the thirty-day limit, and to provide the mechanisms by which the Alcohol and Gaming Commission of Ontario regulates capacity;

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

- a communication dated August 7, 2022, from R. Webb;
 - a communication dated August 17, 2022, from S. Olivastri;
 - a communication dated August 18, 2022, from E. Mitchell;
 - a communication dated August 18, 2022, from A.M. Valastro;
- and,
- the staff presentation;

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

- A.M. Valastro. (2022-D23)

Motion Passed

8. (3.3) 140-142 Wellington Street - Request to Remove Properties from the Register of Cultural Heritage Resources

Motion made by: A. Hopkins

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

properties located at 140 and 142 Wellington Street BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

Motion Passed

9. (3.4) Demolition Request for Heritage Designated Property at 520 Ontario Street, Old East Heritage Conservation District

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the request to demolish the building on the heritage designated property at 520 Ontario Street, within the Old East Heritage Conservation District, BE PERMITTED pursuant to Section 42(1) of the Ontario Heritage Act subject to the following terms and conditions:

a) interim protection measures, including fencing, be implemented by the applicant to ensure that the property remains in a clean and protected state following the demolition and prior to construction of a new building; and,

b) a Heritage Alteration Permit be required following the demolition of the existing dwelling to ensure that the replacement dwelling is consistent with the policies and guidelines of the Old East Heritage Conservation District;

it being noted that the Planning and Environment Committee received a communication dated August 2, 2022 from K. Madlener, with respect to these matters:

it being further noted that no individuals spoke at the public participation meeting associated with this matter. (2022-R01)

Motion Passed

10. (3.5) 767 Fanshawe Park Road East (Z-9499) (Relates to Bill No. 348)

Motion made by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, based on the application by Phuc Minh Tran, relating to the property located at 767 Fanshawe Park Road East, the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London), to change the zoning of the subject property FROM a Residential (R1-7) Zone TO a Residential R5 Special Provision (R5-7(_));

it being noted that the following urban design and site plan matters were raised during the application review process for consideration by the Site Plan Approval Authority:

a) provide an alternative building typology/form such as 3-storey townhouse or 3 storey stacked townhouse with grade level units or access to alleviate the following concerns:

- i) break down the proposed large building massing and architecture to more identifiable individual units (e.g., townhouses) as opposed to a large single massing;
- ii) consider a flat-roofed typology to accommodate a three-storey form with grade level accessible units;
- iii) provide enhanced East and West side elevations (more windows, massing and articulation) reducing the blank facades proposed;
- iv) provide weather protection (e.g., canopies/shade) above balconies and the entrance steps;
- v) increase the accessibility to the ground floor units by reducing the excessive number of steps to ground floor. If stacked units are proposed, further steps can be incorporated within the unit and ground floor units can be accessed from the street with minimum number of steps;
- vi) robust tree planting on west, east and south property lines;
- vii) board on board fencing on the west, east and south property lines to the maximum height allowed by the Fence By-law;
- viii) ground oriented lighting within the site; and,
- ix) garbage system that will minimize odors such as a deep collection site;

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

- a communication dated May 16, 2022 from D. and S. Berberich;
 - the staff presentation;
 - a communication dated August 18, 2022 from R. and M. Wilson;
- and,
- a communication dated May 16, 2022 from S. and C. Cunningham;

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

- C. Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant;
- S. Berberich, 768 Dalkeith Avenue;
- D. Berberich, 768 Dalkeith Avenue;
- R. Wilson, 105 Wilson Crescent; and,
- M. Wilson, 105 Wilson Crescent;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Neighbourhoods Place Type;
- the recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D09)

Motion Passed

11. (3.6) A Portion of 4519, 4535 & 4557 Colonel Talbot Road (Z-9433)
(Relates to Bill No. 349)

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 Farhi Holdings Corp., relating to a portion of the properties located at 4519, 4535 and 4557 Colonel Talbot Road:

a) the proposed revised, ~~attached~~, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, to change the zoning on a portion of the subject property FROM an Arterial Commercial (AC) Zone, a Residential R1 (R1-11) Zone and a holding Residential R1 (h-4.R1-11) Zone TO a Residential R6-5 Special Provision (R6-5(*)) Zone, Residential R8-4 Special Provision (R8-4(*)) Zone, a holding Residential R6-5 Special Provision (h-(*).R6-5(*)) Zone, a holding Residential R8-4 Special Provision (h-(*).R8-4(*)) Zone and an Open Space (OS5) Zone;

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

- i) provide the communal amenity space for the stacked townhomes, with a direct pedestrian connection from the stacked townhomes, to be maintained under the same ownership as the stacked townhomes;
- ii) proposed 2.5 metre setbacks to only apply to the northwest corner of the development. Proposed 0.5 m landscape strip to only apply to the southwest portion of the internal drive;
- iii) provide enhanced architectural details on the end units that are highly visible from Colonel Talbot Road including wrapping materials, windows, and porches. Break up the width of the end unit facades through vertical articulation and material changes that create a more human scale rhythm (i.e. every 5-7m). The composition of the front façade is very successful at achieving this - consider replicating this rhythm on the side facades);
- iv) incorporate architectural elements and massing on the buildings located adjacent to Dingman Creek so that is compatible with the feature. Consider orienting the buildings to take advantage of their location adjacent to the creek;
- v) provide enhanced architectural details for portions of the end units that are highly visible from the main gateways into the development (i.e. 53, 80) and from the Dingman Creek corridor (i.e., 1, 54, 59, 60, 66, 67). (Note: unit numbers may change as a result of pathways and units being shifted or reconfigured);
- vi) consider more variation in the colours and materials across townhouse blocks and between individual units to create unique identities for blocks and units, add character and assist with wayfinding;
- vii) connect the proposed city sidewalk (in its ultimate location) to the existing sidewalk to the north as an interim condition prior to any future redevelopment of the neighbourhood sites or reconstruction of the road;
- viii) shift the parking to ensure it is in line with or behind the proposed building. Use landscaping or low landscape walls to screen any parking that is visible from Colonel Talbot Road;
- ix) provide details and expected use of the proposed concrete pad located behind the stacked townhouses. All outdoor garbage storage should be fully enclosed;
- x) the applicant needs to be aware that The London Plan Policy 399 will be applied to the development. The London Plan Policy 399 requires 1 replacement tree to be planted for every 10cm dbh

[diameter at breast height] removed for development. A tree preservation report will be required at Site Plan to determine the number of replacement trees; and,

xi) convey of all or part of the zoned Open Space lands to the City;

b) 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 recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new interior side yard setback and rear yard setback of 2.5 metres whereas 5.0m was proposed, a new density of 83 units per hectare whereas 81 was proposed, and a landscaped area of 0.5m whereas 1.5m was proposed in the notice of application and public meeting;

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

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

- N. Dyjach, SBM Ltd.;

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 policies of The London Plan, including but not limited to the Key Directions, and Neighbourhoods Place Type;
- the recommended amendment conforms to the 1989 Official Plan;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and supports the City's commitment to reducing and mitigating climate change by supporting efficient use of existing urban lands and infrastructure and regeneration of existing neighbourhoods to limit outward growth;
- the recommended amendment facilitates the development of a site within the Southwest Area Secondary Plan, Schedule 6, Lambeth Residential Neighbourhood; and,
- the recommended holding provision will ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA). (2022-D09)

Motion Passed

12. (3.7) 604 Beaverbrook Avenue (OZ-9483) (Relates to Bill No.'s 340 and 350)

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 604 Beaverbrook Developments Inc. relating to the property located at 604 Beaverbrook Avenue:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend The London Plan to create a specific area policy in the Neighbourhoods Place Type at 604 Beaverbrook Avenue to permit a four (4) storey stacked townhouse development and by ADDING the subject lands to Map 7 – Specific Policy Areas – of The London Plan;

b) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan, and The London Plan for the City of London as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR1)) Zone TO a Holding Residential R6 Special Provision Bonus (h-18.R6-5*B-_) Zone;

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

- i) provide sufficient setbacks for site plan planting requirements, and sufficient setbacks to retain existing trees and protect offsite tree roots, and/or provide adequate soil volumes for required perimeter plantings;
- ii) include enough space for collection access to recycling and waste;
- iii) provide glass railings that are bird friendly safe, or similar material to reduce the visual impact;
- iv) ensure there is a minimum setback of 2.5m from parking to habitable space;
- v) ensure that for the area between the proposed structure and the roadway, there is a design that balances privacy and light (e.g. lattice fence, brise-soleil structure, perennial plants, hardscaping etc.); and,
- vi) ensure pedestrian circulation and access refinements are constructed in accordance with the Accessibility Review Checklist;

c) the Bonus Zone shall be enabled through one or more agreements to facilitate the development of a high-quality residential stacked townhouse development, with a maximum height of four (4) storeys, 32 dwelling units and a maximum density of 92 units per hectare, which substantively implements the Site Plan and Elevations appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law in return for the following facilities, services, and matters:

1. Exceptional Building Design

- i) a contemporary modern design with architectural details including high-quality materials, horizontal and vertical elements, and large windows, which create a design complementary to adjacent development; and
- ii) a front facing façade that establishes a built edge with primary building entrance and a pedestrian friendly public realm;

2. Provision of Affordable Housing

- i) a total of two(2) 3-bedroom residential units will be provided for affordable housing; one unit within each block;
- ii) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the

CMHC at the time of building occupancy;
iii) the duration of affordability is set at 50 years from the point of initial occupancy;
iv) the proponent enters 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.

d) 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 recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new interior side yard setback of 3.0m whereas 3.2m was proposed and a parking rate of 1.0 spaces per unit whereas 1.1 spaces was proposed in the notice of application and public meeting;

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

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

- K. Crowley, Zelinka Priamo Ltd; and,
- J. Heddegard, 320 Sugarcreek Trail;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to Our City, Key Directions, City Design and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the recommended amendment facilitates the development of affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock; and,
- the recommended bonus zone for the subject site will provide a public benefit of affordable housing units, and a quality design standard to be implemented through a subsequent Site Plan application. (2022-D09)

Motion Passed

15. (3.10) 21-41 Meadowlily Road North and 20 Norlan Avenue (OZ-9500) (Relates to Bill No.'s 341 and 353)

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 Royal Premier Homes, relating to properties located at 21-41 Meadowlily Road North and 20 Norlan Avenue:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend The London Plan to add a site-specific policy for 21-41 Meadowlily Road North and 20 Norlan Avenue in Policy 1077 _) to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type and amend Map 7- Specific Policy Areas to add the subject site;

b) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone TO a Holding Residential R5 Special Provision Bonus (h-17. h-100. R5-7()*B-) Zone with holding provisions to address sanitary, storm and water servicing and access; a special provision to permit a balcony encroachment minimum of 4.26 metres instead of the required 6.0 metres in the exterior side yard and a Bonus Zone to allow an increase in the maximum density permitted and a reduction in parking required in return for affordable dwelling units and a larger common amenity space area; and,

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of stacked townhouse buildings at a maximum density of 91 units per hectare (80 units, 4 units which are affordable) instead of 60 units per hectare, a reduced parking requirement from 120 parking spaces to 91 parking spaces and provision of additional landscaped open space area/larger common amenity area, which substantively implements the Site Plan, Renderings, and Views, appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law and provides for the following:

1) Provision of Affordable Housing

i) a total of four (4) residential units will be provided for affordable housing; three, one bedroom units and one, two bedroom unit within two of the four proposed townhouse blocks with a maximum of two units in each building;

ii) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;

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; and,

v) these conditions to be secured through an agreement registered on title with associated compliance requirements and remedies;

2) Common Amenity Space

i) provide for an appropriately sized and located ground level outdoor amenity space for the number of residents anticipated;

ii) provide 8.2 m² per unit of landscaped open space in place of the City standard of 5.0 m², which represents an 11.3% increase;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) ensure that adequate functional common amenity space is provided;
- ii) ensure Stacked Townhouse Block D has regard for the corner location at Meadowlily Road North and Norlan Avenue;
- iii) screen surface parking exposed to Meadowlily Road;
- iv) increase the sidewalk width abutting parking areas to 2.1 metres;
- v) provide a minimum of 1.5 metres from property boundaries to parking areas, it being noted that the full setback may not be attainable on the north side immediately adjacent to the hydro corridor without impacting the ability to deliver the minimum parking requirements;
- vi) provide 3 metre landscaped islands every 15 parking stalls;
- vii) relocate Canada Post mailbox to more centralized location;
- viii) reduce amount of site asphalt and hardscape; and,
- ix) improve pedestrian connections to rear parking area, common amenity area and both abutting roads;

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

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

- H. Froussios, Zelinka Priamo Ltd.;
- G. Mariano, 4 Meadowlily Road; and,
- P. Green;

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

- the recommended amendments are consistent with the Provincial Policy Statement (PPS), 2020 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, including affordable housing;
- the recommended amendments generally conform to the in-force Neighbourhoods policies of The London Plan, including but not limited to the use, intensity and form of future development anticipated along a Neighbourhood Street. A special policy has been recommended to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type;
- adding a special policy to allow a stacked townhouse development at a higher density is appropriate because the property has a number of favourable locational attributes for residential uses; it is large enough to accommodate the proposal, is at the intersection of two neighbourhood streets, is separated from the single family neighbourhood by an intervening hydro corridor, is across the street from open space, , and its access point is approximately 240 metres from Hamilton Road, a Civic Boulevard, and close to Highbury Avenue, an Expressway, for easy vehicle access.
- the recommended amendments generally conform to the Low Density Residential policies of the 1989 Official Plan, including but not limited to the permitted height and density of future

development as a result of density bonusing under Section 19.4.4;

- the recommended amendments facilitate the development of sites within the Built Area Boundary in The London Plan with an appropriate form of infill development; and,
- the recommended holding provisions ensure adequate services are provided before development occurs and recommendations to the site plan approval authority ensure the development will include all the elements which comprise a good infill development. (2022-D09)

Motion Passed

7. (3.2) 3700 Colonel Talbot Road and 3645 Bostwick Road (Z-9521) (Relates to Bill No. 347)

Motion made by: A. Hopkins

That the following actions be taken with respect to the application by MHBC Planning (Scott Allen, Partner), relating to lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road:

a) the proposed revised, ~~attached~~, by-law (Appendix “A”) BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with The London Plan), to amend the regulations of the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone by deleting Front Yard Setback, Main Dwelling 4.5 metres (Maximum) and adding Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) 3.0 metres (Minimum) and 6.0 metres (Maximum) and modifying the regulation which states “Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage” by including after the words “.....of any porch,” the following: “whichever is closer to the front lot line,”; and,

b) the request to amend Zoning By-law No. Z.-1 to delete the Front Yard Setback, Main Dwelling 4.5 metres (Maximum) regulation from the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(64)), Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone, BE REFUSED for the following reasons:

- i) the requested amendment does not meet the intent of The London Plan City Building and Design policies; and,
- ii) the requested amendment does not meet the intent of the Southwest Area Secondary Plan (Section 20.5.4.1 iv)) with respect to residential development intensity adjacent to arterial roads that buildings shall be located close to the street and designed to be street-oriented;

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

- D. Ailles, York Developments;

it being noted that the Municipal Council approves the regulations of the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone portion of this application for the following reasons:

- the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;
- the recommended zoning conforms to The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning conforms to the policies of the Southwest Area Secondary Plan, including but not limited to the North Lambeth and Bostwick Residential Neighbourhood policies; and,
- the recommended zoning is appropriate and will permit dwellings on lots fronting neighbourhood streets more flexibility in design and efficiency while maintaining consistency with the planned vision of the Neighbourhood Place Type and built form that contributes to a sense of place and character;

it being further noted that the Municipal Council refuses the regulations of the request to amend Zoning By-law No. Z.-1 to delete the Front Yard Setback, Main Dwelling 4.5 metres (Maximum) regulation from the Residential R1 Special Provision (R1-3(23)) Zone, Residential R1 Special Provision (R1-4(36)) Zone, Residential R2 Special Provision (R2-1(17)) Zone, Residential R2 Special Provision (R2-3(5)) Zone, Residential R4 Special Provision (R4-6(12)) Zone, Residential R6 Special Provision (R6-5(62)) Zone, Residential R6 Special Provision (R6-5(64)), Residential R6 Special Provision (R6-5(65)) Zone, and Residential R8 Special Provision (R8-4(50)) Zone for the following reasons:

- the requested amendment does not meet the intent of The London Plan City Building and Design polices; and,
- the requested amendment does not meet the intent of the Southwest Area Secondary Plan (Section 20.5.4.1 iv)) with respect to residential development intensity adjacent to arterial roads that buildings shall be located close to the street and designed to be street-oriented. (2022-D09)

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

Motion Passed (15 to 0)

13. (3.8) 712 Baseline Road East (Z-9474) (Relates to Bill No. 351)

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 Wellington Gate Inc., c/o Westdell Development Corporation, relating to the property located at 712 Base Line Road East:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 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 Community Shopping Area (CSA3) Zone TO a Holding Residential R9 Special Provision Bonus (h*R9-7()*B()) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate the development of a mixed-use commercial/office and residential apartment building, with a maximum height of 16 storeys or 52.6 metres, 150 residential units, 547 square metres of commercial and office uses at grade, and a maximum mixed-density of 654 units per hectare; the development will generally implement the following design criteria:

1) Design Standards

the building design and site plan will be bonused for features which serve to support the City's objectives of promoting a high standard of design, to be implemented through a development agreement:

i) Site Layout

- a) provide for additional outdoor amenity areas within the west interior side yard and front yard, which includes transit-oriented amenities such as benches and bike racks close to the principal entrance;
- b) provide direct and convenient access throughout the site for pedestrians from the public sidewalks on Baseline Road East to primary building entrances. Pedestrian circulation should consider desire lines to the intersection of Baseline Road and Wellington Road and to the main transit station;
- c) provide for a front yard setback of 2-4m for more urban streetscape treatment with landscaping and trees (large planter beds with edge curb) along Baseline Road East;
- d) provide a functional forecourt leading to the main entrance of the proposed building; and,
- e) provide a functional drop off area;

ii) Ground Floor Design and Uses

- a) active building façade should be directed to public streets as a priority. Additional active uses may line the internal streets / drive aisles and priority should be given to highly visible areas from key entry points;
- b) locate the principal residential building entrance (lobby) on the Baseline Road East-facing elevation;
- c) differentiate the residential lobby entrance from the commercial unit entrances with architectural features such as canopies, signage, lighting, increase in glazing, double doors, framing, materials, etc.; and,
- d) back of house, service, garage and loading areas are to be accessed from internal streets / drive aisles, incorporated internal to the building as much as possible and screened from view;

iii) Podium Design

- a) parking for high-rise development should be provided mainly underground, or where that is not possible, located in the podium

and wrapped with active uses along street frontages. Minimize the exposure of the above ground structured parking along Baseline Road by providing residential units, amenity spaces, and/or providing a treatment which allows for windows and views into the building's interior areas disguising the parking garage;

b) include a minimum 5 metre step-back at the 4th floor along Base Line Road to enhance the pedestrian-oriented street wall;

iv) Tower Design

a) design high-rise building (above 8 stories) as slender towers (seek to achieve a maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce "slab-like" appearance of the tower, reduce shadow impacts, reduce obstruction of sky views and to be less imposing on neighbouring properties and public spaces;

b) design the tower to include a high degree of fenestration in order to add interest and break-up the massing of the building;

c) increase the size & scale of proposed windows and use material change, balconies and articulation to break up the facades;

d) include a high proportion of glazing and modulation such as projections/recesses which use material differentiation in order to break up the consistent vertical plane and massing of the tower;

e) design and distinguish the top of the buildings (i.e. top 4-5 floors) through an articulated roof form, step-backs, cornices, material change and/or other architectural details and screen/integrate the mechanical and elevator penthouses into an architecture of the building;

2) Provision of Affordable Housing

i) a total of 10% of the lift (12 affordable housing units based on 156 total units) will be provided in the development, representative of the bedroom and unit mix of the overall building;

ii) rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy;

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

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 entered on title with associated compliance requirements and remedies;

it being noted that the following site and building design criteria, not shown on the proposed renderings, will also be addressed as part of the site plan submission:

i) consider the incorporation of patio or forecourt space that spills out into the front yard setback(s) to further activate the space and provide an amenity for tenant businesses;

ii) explore additional roof top amenity areas at various levels in addition to the private rooftop amenity areas proposed;

iii) provide grading plans and particularly explain/articulate the building interfaces at the West and North edges;

iv) explore opportunities to increase the ground floor presence on the site to accommodate active uses along the North Façade of the building and explore opportunities to direct the principal residential building entrance (lobby) closer to Wellington Road for convenient access to the transit corridor;

- v) consider relocating the Central Alarm and Control Facilities (CACF) room to the adjacent internal service block on the ground floor such that the residential lobby appears open from the street;
- vi) consider locating all podium level parking behind active uses (such as residential units fronting Base Line Road), underground or elsewhere on the site;
- vii) consider an addition of a podium floor (4 storey podium) with enlarged podium area along the North edge to integrate parking and provide active facades (residential units) along Baseline Road East;
- viii) consider moving some parking to another basement level or explore opportunities for access and parking agreements with the neighbouring property to reduce the number of parking spaces required onsite; and,

b) 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 recommended zoning implements the site concept submitted with the application;

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

- the staff presentation; and,
- a communication dated August 18, 2022, from M. Poddar, Planner II, Strik, Baldinelli, Moniz Ltd.;

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

- M. Poddar, SBM Ltd., on behalf of the applicant; and,
- P. Green;

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 promotes intensification, redevelopment and a compact form in strategic locations to minimize land consumption and servicing costs. The amendment will provide for a range of housing types and densities to meet projected requirements of current and future residents, by promoting a land use pattern, density and a mix of uses that serve to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes;
- the recommended amendment conforms to the policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment is appropriate for the site and surrounding context and will contribute to housing options within a Rapid Transit Corridor;
- the recommended amendment secures units for affordable housing through the bonus zone; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development. (2022-D09)

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

Motion Passed (15 to 0)

14. (3.9) 1737 Richmond Street (Z-9470) (Relates to Bill No. 352)

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 Richmond Hyland Inc., c/o Westdell Development Corporation, relating to the property located at 1737 Richmond Street:

a) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone, TO a Business District Commercial Special Provision Bonus (BDC1()*B-()) Zone;

the Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality development comprised of a mixed-use apartment building with a maximum height of 22 storeys (80m), and a maximum density of 571 units per hectare, which generally implements the Site Plan, Renderings, Elevations and Views ~~attached~~ as Schedule "1" to the amending by-law, and will also implement the following outstanding design criteria:

1) Additional Building and Site Design Requirements

- i) reduce the high-rise portion (above 8 stories) as a slender tower (maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce any possible "slab-like" appearance, shadow impacts, obstruction of sky views and to be less imposing on neighbouring properties and public spaces;
- ii) articulate the podium facades particularly on the east and west facades with recesses, projections, balconies and terraces, alternating brick tones, fenestration to provide depth and variation in the built form and to enhance the pedestrian environment and break up the massing;
- iii) reduce the blank wall facades on the west elevation ground level facing North Centre Road. Increase visual interest through the use of increased glazing, public wall art, or additional door access. Provide windows for clear sight lines facing North Centre Road from the section of abutting parking garage where the accessibility parking space is located;
- iv) provide a separate key access door to the bike storage room facing North Centre Rd for improved bicycle accessibility in and out of the building and improved streetscape activity;
- v) connect this separate bike storage entrance to the public sidewalk;
- vi) utilize a decorative or public art wall feature and treatment to address the southwest corner and provide visual interest while breaking up the podium massing and establishing a sense of place through this unique feature;

2) Provision of Affordable Housing

- i) a total of 22 units based on 10% of the “lift” of the number of units beyond 150 units per hectare (based on 297 total units) be dedicated to affordable rental housing in exchange for the granting of increased height and density. The mix of the dedicated affordable rental units should be reflective of the unit mix for the 22-storey apartment building;
- ii) the affordable housing units should be evenly distributed throughout the individual buildings to the greatest extent possible;
- iii) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- iv) the duration of affordability set at 50 years from the point of initial occupancy;
- v) the proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;

it being noted that the following site and building design criteria, will also be addressed as part of the site plan submission:

- i) explore ways to reduce the tower floor plate size that can further minimize the shadow impact on the 5th floor amenity space;
- ii) include active ground-floor uses such as the principal building entrance, lobbies, common amenity areas, and street oriented commercial/residential units, oriented towards the public streets with direct access to the sidewalk along Fanshawe Park Road and North Centre Road in order to activate the street edge;
- iii) the ground floor commercial units shall provide for a store-front design with primary entrances facing Fanshawe Park Road and the internal shopping centre. This should include a higher proportion of vision glass, signage, double doors, an increase in ground floor height, and the potential for canopies and lighting to frame the entrance include direct access from the commercial unit(s) fronting the street to the City sidewalk;
- iv) provide functional primary entrances (double doors) for the commercial units along both Fanshawe Park Road and North Centre Road with walkways connecting the entrances to the City Sidewalk;
- v) ensure common outdoor amenity space and landscaping at ground level will include additional elements such as benches and landscaping;
- vi) lay-by to be removed and the area restored with enhanced landscaping and pedestrian connections to North Centre Road provided;

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

- the staff presentation; and,
- a communication dated August 18, 2022 from S. Rasanu, Planner, SBM Ltd. and D. Traher, Westdell Development Corp;

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

- S. Rasanu, SBM Ltd., on behalf of Westdell Development Corp;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of

settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;

- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment secures units for affordable housing through the bonus zone;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; and,
- the recommended amendment is consistent with the Council adopted Masonville Secondary Plan. (2022-D09)

Motion made by: A. Hopkins

Seconded by: S. Lewis

That clause 3.9 BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Richmond Hyland Inc., c/o Westdell Development Corporation, relating to the property located at 1737 Richmond Street:

a) the ~~attached~~ proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone, TO a Business District Commercial Special Provision Bonus (BDC1()*B-()) Zone; the Bonus Zone shall be implemented through one or more agreements to facilitate a high-quality development comprised of a mixed-use apartment building with a maximum height of 22 storeys (80m), and a maximum density of 571 units per hectare, which generally implements the Site Plan, Renderings, Elevations and Views appended to the staff report dated August 22, 2022 as Schedule "1" to the amending by-law, and will also implement the following outstanding design criteria:

1) Additional Building and Site Design Requirements

- i) reduce the high-rise portion (above 8 stories) as a slender tower (maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce any possible "slab-like" appearance, shadow impacts, obstruction of sky views and to be less imposing on neighbouring properties and public spaces;
- ii) articulate the podium facades particularly on the east and west facades with recesses, projections, balconies and terraces, alternating brick tones, fenestration to provide depth and variation in the built form and to enhance the pedestrian environment and break up the massing;
- iii) reduce the blank wall facades on the west elevation ground level facing North Centre Road. Increase visual interest through the use of increased glazing, public wall art, or additional door access. Provide windows for clear sight lines facing North Centre Road from the section of abutting parking garage where the accessibility parking space is located;
- iv) provide a separate key access door to the bike storage room facing North Centre Rd for improved bicycle accessibility in and out

of the building and improved streetscape activity;

v) connect this separate bike storage entrance to the public sidewalk;

vi) utilize a decorative or public art wall feature and treatment to address the southwest corner and provide visual interest while breaking up the podium massing and establishing a sense of place through this unique feature;

2) Provision of Affordable Housing

i) a total of 22 units based on 10% of the “lift” of the number of units beyond 150 units per hectare (based on 297 total units) be dedicated to affordable rental housing in exchange for the granting of increased height and density. The mix of the dedicated affordable rental units should be reflective of the unit mix for the 22-storey apartment building;

ii) the affordable housing units should be evenly distributed throughout the individual buildings to the greatest extent possible;

iii) rents not exceeding 80% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;

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

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

it being noted that the following site and building design criteria, will also be addressed as part of the site plan submission:

i) explore ways to reduce the tower floor plate size that can further minimize the shadow impact on the 5th floor amenity space;

ii) include active ground-floor uses such as the principal building entrance, lobbies, common amenity areas, and street oriented commercial/residential units, oriented towards the public streets with direct access to the sidewalk along Fanshawe Park Road and North Centre Road in order to activate the street edge;

iii) the ground floor commercial units shall provide for a store-front design with primary entrances facing Fanshawe Park Road and the internal shopping centre. This should include a higher proportion of vision glass, signage, double doors, an increase in ground floor height, and the potential for canopies and lighting to frame the entrance include direct access from the commercial unit(s) fronting the street to the City sidewalk;

iv) provide functional primary entrances (double doors) for the commercial units along both Fanshawe Park Road and North Centre Road with walkways connecting the entrances to the City Sidewalk;

v) ensure common outdoor amenity space and landscaping at ground level will include additional elements such as benches and landscaping;

vi) lay-by to be removed and the area restored with enhanced landscaping and pedestrian connections to North Centre Road provided;

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

- the staff presentation; and,
- a communication dated August 18, 2022 from S. Rasanu, Planner, SBM Ltd. and D. Traher, Westdell Development Corp;

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

- S. Rasanu, SBM Ltd., on behalf of Westdell Development Corp;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment secures units for affordable housing through the bonus zone;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; and,
- the recommended amendment is consistent with the Council adopted Masonville Secondary Plan. (2022-D09)"

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

Motion Passed (15 to 0)

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

That Item 14, clause 3.9, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

16. (4.1) 183 and 197 Ann Street - Proposed Designation By-laws Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objections (Relates to Bill No.'s 344 and 345)

Motion made by: A. Hopkins

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

- a) the Notice of Objection, dated June 15, 2022, from York Developments appended to the staff report dated August 22, 2022 as Appendix "A" be RECEIVED for consideration;

b) the Municipal Council's intention to designate the built resources at municipal addresses 183 Ann Street and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act as set out in Resolution (2022-D09/R01) (4.2/9/PEC) on May 4, 2022 BE REAFFIRMED;

c) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 197 Ann Street under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18. for the reasons outlined in Appendix B of the associated staff report; and,

d) the proposed by-law appended to the staff report dated August 22, 2022 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 183 Ann Street under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18. for the reasons outlined in Appendix C of the associated staff report;

it being noted that this matter has been considered by the London Advisory Committee on Heritage (now the Community Advisory Committee on Planning) and public notice has been completed with respect to designation in compliance with the requirements of the Ontario Heritage Act;

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

- a communication dated August 17, 2022 from AM Valastro, North Talbot Community;
- a communication dated August 17, 2022 from S. Olivastri;
- a communication dated August 18, 2022 from E. Mitchell;
- a communication dated August 18, 2022 from N. Stevens;
- a communication dated August 18, 2022 from J. and J. Sayles;
- a communication dated August 18, 2022 from J. Fooks;
- a communication dated August 18, 2022 from D. Fraser;
- a communication dated August 18, 2022 from B. Benedict;
- a communication dated August 18, 2022 from J. Jacobson;
- a communication dated August 18, 2022 from D. Ferreira;
- a communication dated August 18, 2022 from V. White;
- a communication dated August 18, 2022 from R. McDowell;
- a communication dated August 18, 2022 from J. McDowell;
- a communication dated August 18, 2022 from A. Soufan, President, York Developments; and,
- a communication dated August 18, 2022 from V. Zervakos, Director, Leasing, York Developments. (2022-R01)

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

Nays: (2): S. Lewis, and S. Hillier

Motion Passed (13 to 2)

17. (4.2) 1067, 1069 and 1071 Wellington Road (OZ-9263 / Z-9264)
(Relates to Bill No's. 342 and 354)

Motion made by: S. Lehman

That the following actions be taken with respect to the application by Century Centre Development Inc., relating to the properties located at 1067, 1069 and 1071 Wellington Road:

- a) the proposed, ~~attached~~, by-laws BE INTRODUCED at the Municipal Council meeting to be held on September 6, 2022; and,
- b) the staff report dated August 22, 2022 entitled "Century Centre Developments Inc. - 1067, 1069 and 1071 Wellington Road" BE RECEIVED for information;

it being noted that the Planning and Environment Committee received a communication dated August 19, 2022 from M. Campbell, Senior Planner, Zelinka Priamo Ltd., with respect to these matters.

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: (5): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Motion Passed (10 to 5)

8.5 10th Report of the Community and Protective Services Committee

Motion made by: M. Cassidy

That the 10th Report of the Community and Protective Services Committee BE APPROVED, excluding items 7 (3.2) and 8 (5.1).

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

Motion Passed (15 to 0)

- 1. Disclosures of Pecuniary Interest
- 2. (2.1) 2nd Report of the Accessibility Community Advisory Committee

Motion made by: M. Cassidy

That the 2nd Report of the Accessibility Community Advisory Committee, from the meeting held on July 28, 2022, BE RECEIVED.

Motion Passed

- 3. (2.2) 2nd Report of the Animal Welfare Community Advisory Committee

Motion made by: M. Cassidy

That the 2nd Report of the Animal Welfare Community Advisory Committee, from the meeting held on August 4, 2022, BE RECEIVED.

Motion Passed

4. (2.3) Information Report on Line of Sight for the Emergency Communications System

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Enterprise Supports, the staff report dated August 23, 2022, with respect to information on Line of Sight for the Emergency Communications System, BE RECEIVED. (2022-P16)

Motion Passed

5. (2.4) Occupant Noise Enforcement - Pilot Project

Motion made by: M. Cassidy

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the staff report dated August 23, 2022, with respect to an Occupant Noise Enforcement Pilot Project, BE RECEIVED; it being noted that the communication, as appended to the Added Agenda, from M. Temme, with respect to this matter, was received. (2022-P01)

Motion Passed

6. (3.1) Adult Live Entertainment Parlour - Relocation Request (from 2010 Dundas Street to 238 Dundas Street)

Motion made by: M. Cassidy

That the following actions be taken with respect to the staff report dated August 23, 2022, related to an application made under the Business Licensing By-law L.-131-16 (the By-law) to substitute an existing Adult Live Entertainment Parlour location at 2010 Dundas Street to a proposed new location at 238 Dundas Street:

- a) the above-noted staff report BE RECEIVED;
- b) the request to transfer the adult entertainment license from 2010 Dundas Street to 238 Dundas Street BE DENIED; and,
- c) the Civic Administration BE DIRECTED to undertake the necessary steps to allow Municipal Council to consider the deletion of the license from 2010 Dundas Street and hold a public participation meeting at the October 4, 2022 Community and Protective Services Committee meeting with respect to this matter;

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

- C. Pugh Roberts;
- T. Gray;
- M. Post, Attic Books;
- E. Moriarty;
- S. Chodis;
- J. Bancroft-Snell;
- E. Tony;
- O. Pizyo;
- D. Stambler – see ~~attached~~;
- K. Morris, London Abused Women's Centre; and,
- K. McCandles;

it being noted that the communication, as appended to the Added Agenda, from H. Minogue, with respect to this matter, was received. (2022-P09)

Motion Passed

7. (3.2) Adult Entertainment Body-Rub Parlour - Relocation Request (from 802 Exeter Road to 232 Dundas Street)

Motion made by: M. Cassidy

The following actions be taken with respect to the staff report dated August 23, 2022, related to an application made under the Business Licensing By-law L.-131-16 to substitute an existing Adult Entertainment Body-rub Parlour location at 802 Exeter Road to a proposed new location at 232 Dundas Street,

- a) the above-noted staff report BE RECEIVED; and,
- b) the request to transfer the adult entertainment body-rub parlour license from 802 Exeter Road to 232 Dundas Street BE DENIED;

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

- S. Keyes, representing the applicant;
- S. Centen, Ambiance Spa;
- S. Chodis;
- E. Moriarty;
- M. Post, Attic Books;
- J. Bancroft-Snell;
- D. Slansky, Ambiance Spa;
- J. Bolschetschenko, Ambiance Spa;
- S. Komaromi;
- M. Williams;
- O. Pizyo;
- D. Stambler – see ~~attached~~;
- K. Morris, London Abused Women's Centre;
- K. McCandles; and,
- E. Tony;

it being noted that the communication, as appended to the Added Agenda, from H. Minogue, with respect to this matter, was received. (2022-P09)

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

Nays: (1): J. Helmer

Motion Passed (14 to 1)

8. (5.1) Deferred Matters List

Motion made by: M. Cassidy

That the Deferred Matters List for the Community and Protective Services Committee, as at August 15, 2022, BE RECEIVED.

Motion made by: M. Cassidy

That item #1 of the Deferred Matters List, BE APPROVED.

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

Recuse: (1): S. Hillier

Motion Passed (14 to 0)

Motion made by: M. Cassidy

That the balance of the Deferred Matters List BE APPROVED.

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

Motion Passed (15 to 0)

9. Added Reports

9.1 12th Report of Council in Closed Session

Motion made by: M. Cassidy

Seconded by: S. Lehman

YOUR COUNCIL IN CLOSED SESSION REPORTS:

1. That progress was made with respect to items 4.1 to 4.3, as noted on the public agenda;
2. That progress was made with respect to Item 4.4, a matter pertaining to Solicitor-Client Privileged Advice, as noted on the public agenda; and,
3. That progress was made with respect to Item 4.5, a matter, as noted on the public agenda pertaining to advice that is subject to solicitor-client privilege, with respect to an appeal at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

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

Absent: (1): P. Van Meerbergen

Motion Passed (14 to 0)

At 6:06 PM, Councillor P. Van Meerbergen leaves the meeting.

10. Deferred Matters

None.

11. Enquiries

Councillor M. Cassidy enquires with respect to the annual display of First Nations flags in City Hall with respect to recognition of the anniversary of the London Township Treaty. The City Clerk advised that, in accordance with the Flags at

City Hall Council Policy, all of the First Nations were contacted in August to invite that their flags be displayed at City Hall on September 7, 2022.

Councillor M. Cassidy further enquires as to whether there will be additional recognition of the event in the future. The City Manager advises that this matter will be a part of a future report related to steps and actions of Truth and Reconciliation.

12. Emergent Motions

None.

At 6:10 PM, Councillor S. Lewis leaves the meeting.

13. By-laws

Motion made by: M. Hamou

Seconded by: M. van Holst

That Introduction and First Reading of Bill No.'s 335 to 353, and exclusive of Bill No.'s 339, 342 and 354 and including the revised Bill No. 352, BE APPROVED.

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

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

Motion Passed (13 to 0)

At 6:13 PM, Councillor P. Van Meerbergen returns to the meeting.

Motion made by: E. Pelozza

Seconded by: J. Fyfe-Millar

That Second Reading of Bill No.'s 335 to 353, and exclusive of Bill No.'s 339, 342 and 354 and including the revised Bill No. 352, BE APPROVED.

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

Absent: (1): S. Lewis

Motion Passed (14 to 0)

Motion made by: S. Lehman

Seconded by: M. van Holst

That Third Reading and Enactment of Bill No.'s 335 to 353, and exclusive of Bill No.'s 339, 342 and 354, and including the revised Bill No. 352, BE APPROVED.

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

Absent: (1): S. Lewis

Motion Passed (14 to 0)

At 6:15 PM, Councillor S. Lewis returns to the meeting.

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

That Introduction and First Reading of the Bill No. 339, BE APPROVED.

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

Recuse: (1): J. Helmer

Motion Passed (14 to 0)

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

That Second Reading of the Bill No. 339, BE APPROVED.

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

Recuse: (1): J. Helmer

Motion Passed (14 to 0)

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

That Third Reading and Enactment of the Bill No. 339, BE APPROVED.

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

Recuse: (1): J. Helmer

Motion Passed (14 to 0)

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

That Introduction and First Reading of the Bill No.'s 342 and 354, BE APPROVED.

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

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Motion Passed (11 to 4)

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

That Second Reading of the Bill No.'s 342 and 354, BE APPROVED.

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

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Motion Passed (11 to 4)

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

That Third Reading and Enactment of the Bill No.'s 342 and 354, BE
APPROVED.

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

Nays: (4): J. Helmer, M. Cassidy, A. Hopkins, and S. Turner

Motion Passed (11 to 4)

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

Bill No. 335	By-law No. A.-8295-240 - A by-law to confirm the proceedings of the Council Meeting held on the 6th day of September, 2022. (City Clerk)
Bill No. 336	By-law No. E.-191-241 - A by-law to establish the 2022 Municipal Election Compliance Audit Committee in accordance with Section 88.37 of the Municipal Elections Act, 1996, as amended. (2.2a/12/CSC)
Bill No. 337	By-law No. E.-192-242 - A by-law to approve the appointments to the Municipal Election Compliance Audit Committee for the 2022 Municipal Election in accordance with Section 88.37 of the Municipal Elections Act, 1996, as amended. (2.2b/12/CSC)
Bill No. 338	By-law No. A.-7562(d)-243 - A by-law to amend By-law No. A.-7562-160, as amended, being "A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law" by deleting Schedule "A" to the By-law and by replacing it with a new Schedule "A" to clarify language and terminology within the By-law and revise the funding upset limits to account for inflation. (2.3/11/CWC)
Bill No. 339	By-law No. A.-8290(a)-244 - A by-law to amend By-law No. A.-8290-227, a bylaw to impose a Municipal Accommodation Tax and to repeal By-law No. A.-7753-259, as amended, entitled, "A bylaw to impose a Municipal Accommodation Tax." (2.2/12/SPPC)
Bill No. 340	By-law No. C.P.-1512(br)-245 - A by-law to amend The Official Plan for the City of London, 2016 relating to 604 Beaverbrook Avenue. (3.7a/14/PEC)
Bill No. 341	By-law No. C.P.-1512(bs)-246 - A by-law to amend The Official Plan for the City of London, 2016 relating to 21-41 Meadowlily Road North and 20 Norlan Avenue. (3.10a/14/PEC)
Bill No. 342	By-law No. C.P.-1512(bt)-247 - A by-law to amend The Official Plan for the City of London, 2016 relating to 1067, 1069, 1071 Wellington Road. (4.2/14/PEC)
Bill No. 343	By-law No. L.S.P.-3501-248 - A by-law to designate 6092 Pack Road to be of cultural heritage value or interest. (2.5/12/PEC)
Bill No. 344	By-law No. L.S.P.-3502-249 - A by-law to designate 197 Ann Street to be of cultural heritage value or interest. (4.1c/14/PEC)
Bill No. 345	By-law No. L.S.P.-3503-250 - A by-law to designate 183 Ann Street to be of cultural heritage value or interest. (4.1d/14/PEC)
Bill No. 346	By-law No. PS-114-22004 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.1/11/CWC)
Bill No. 347	By-law No. Z.-1-223051 - A bylaw to amend By-law No. Z.-1 to rezone lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road. (3.2a/14/PEC)
Bill No. 348	By-law No. Z.-1-223052 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 767 Fanshawe Park Road East. (3.5/14/PEC)

Bill No. 349	By-law No. Z.-1-223053 - A by-law to amend By-law No. Z.-1 to rezone an area of land located 4519, 4535 & 4557 Colonel Talbot Road. (3.6/14/PEC)
Bill No. 350	By-law No. Z.-1-223054 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at Beaverbrook Avenue. (3.7b/14/PEC)
Bill No. 351	By-law No. Z.-1-223055 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 712 Base Line Road East. (3.8/14/PEC)
Bill No. 352	By-law No. Z.-1-223056 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1737 Richmond Street. (3.9/14/PEC)
Bill No. 353	By-law No. Z.-1-223057 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 21-41 Meadowlily Road North and 20 Norlan Avenue. (3.10b/14/PEC)
Bill No. 354	By-law No. Z.-1-223058 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1067, 1069, 1071 Wellington Road. (4.2/14/PEC)

14. Adjournment

Motion made by: P. Van Meerbergen

Seconded by: S. Turner

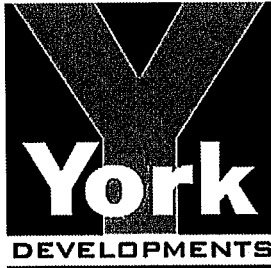
That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourns at 6:22 PM.

Ed Holder, Mayor

Michael Schulthess, City Clerk



303 Richmond St., Suite 201
London, ON N6B 2H8

September 9, 2022

By email:

Chair Anna Hopkins; Members of City of London Planning and Environment Committee
City of London
300 Dufferin Avenue
PO Box 5035
London, ON N6A 4L9

Dear Chair Hopkins and Committee Members:

**Re: Official Plan Amendment/Zoning By-law Amendment Applications (OZ-9438)
1407 and 1427 Hyde Park Road, London**

We have reviewed the Planning and Economic Development report relating to our planning applications for 1407 and 1427 Hyde Park Road and prepared for the Committee's September 12, 2022 meeting. In this report, City staff address a number of concerns with the mixed-use development project proposed for this property. We respectfully request that the public meeting for this application be deferred to afford our project team and City staff an opportunity to review these concerns in greater detail and to explore opportunities to resolve these matters.

We are confident that outstanding issues can be considered by both parties expeditiously, to allow this application to be brought forward to the Committee in the near future.

Respectfully submitted,

Ali Soufan
President, York Developments

A handwritten signature in black ink, appearing to be 'AS', is written over the typed name and title of Ali Soufan.

Cc: C. Parker, H. Lysynksi; City of London

From:

Sent: Monday, September 26, 2022 6:26 AM

To: Masse, Penny <pmasse@london.ca>

Subject: [EXTERNAL] Fwd: Harris Park Erosion Control Structure Replacement

Dear Council Members,

Harris Park Erosion Control Structure Replacement

Stabilizing a river embankment is an ecological process and requires ecological restoration expertise and this is not found within the Stormwater Management Department. To protect from erosion, embankments need vegetation, including trees and the best time to do this work is in the fall when water levels are low. Harris Park suffers from stampeding because it is utilized as a concert venue rather than a natural green space that supports the river Thames. The City of London is renowned as being environmentally regressive and continues to build on floodplains which are natural areas that slow rushing waters in times of high water and prevents erosion downstream.

Restoring a flood plain would be the best approach to stabilizing the east embankment of the Thames River. It currently has a bricked retaining wall which is no longer considered appropriate. The approach as to how Stormwater Management intends to mitigate erosion was never discussed at the Civic Works Committee.

Restoration does not require stormwater management but an ecological restoration plan. Stormwater is not the agency to do this work. The Mud Creek project is a fine example of why stormwater management is the worst agency to do this work. Mud Creek which had natural floodplains, protected properties downstream from erosion. After stormwater management altered the flow and depth of the creek, rushing water will move faster. because the creek is now much deeper than before.

Stormwater is a myopic approach to water management. If you are going to spend scarce tax dollars on this project, then please use it to contract an ecological restoration expert to do the work. It would be worth it to contract out to area First Nations to do the work. They likely understand rivers systems as they live with them or at the very least a Conservation Authority. It is also time to bring First Nations into the governance and/or management of city business, as this would be welcomed by many.

Please remember that the Endangered Spiny Softshell Turtle is present along this stretch of the river. Stormwater management's idea of ecology and preserving river systems is so myopic that is out of date and should not be tasked with restoring a natural system. An entirely different agency with an ecology approach needs to be contracted out to do this work. Approving the funding should be conditional on hiring First Nations or an ecologist to design the work.

So uneducated was the conversation at committee that Micheal Van Holst asked whether the work would alter the flow of the river and he didn't seem ask not out of concern for the river or its species. Councillor Van Holst also asked about using the embankment to increase recreational use, clearly not understanding that increased intrusive activity would negatively impact the Endangered Spiny Softshell Turtle. **If the work needs to be done, then please contract it out to an expert in ecological restoration.**

And for Mr. Van Holst, the world is dying. The least we can do is take up less space and keep our ego in check.

FYI - please read this article. See what other cities are doing. While it is not expected that London would take the same action but the approach or restoration should mimic natural processes.

<https://www.motherjones.com/environment/2022/09/beavers-wildfires-wetlands-conservation-flooding-publicist/?fbclid=IwAR3Ge6NLH2wC9XH6uDrAiUengxV0N-rp0U7nTv7LLxgpkpWF1xOF1cRPauM>

Sincerely,

AnnaMaria Valastro

Planning and Environment Committee

Report

15th Meeting of the Planning and Environment Committee
September 12, 2022

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

ABSENT: Mayor E. Holder

ALSO PRESENT: PRESENT: A. Anderson, H. Lysynski and K. Van Lammeren

REMOTE ATTENDANCE: G. Barrett, J. Bunn, M. Corby, B. House, J. Kelemen, P. Kokkoros, C. McCreery, H. McNeely, C. Parker, M. Pease and B. Westlake-Power

The meeting was called to order at 4:01 PM, with Councillor A. Hopkins in the Chair, Councillors S. Lewis and S. Lehman present and all other members participating by remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 Building Division Monthly Report - July 2022

Moved by: S. Lewis

Seconded by: S. Hillier

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

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3. Scheduled Items

3.1 4680 Wellington Road South (TZ-9509)

Moved by: S. Hillier

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 761030 Ontario Limited, relating to the property located at 4680 Wellington Road South, the proposed by-law appended to the staff report dated September 12, 2022 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on September 27, 2022, to amend Zoning By-law Z.-1, (in conformity with the Official Plan), by extending the Temporary Use (T-74) Zone for a period not exceeding three (3) years;

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 and the Future Industrial Growth Designation policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan and the Open Space Designation policies; and,
- the recommended temporary use provides an appropriate interim land use until such time as the subject lands and surrounding area develop for their intended land uses. The recommended use is not intended to continue on a permanent basis. (2022-D14)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Hillier

Seconded by: S. Turner

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

3.2 Public Participation Meeting - Not to be Heard before 4:00 PM - 1407-1427 Hyde Park Road (OZ-9438)

Moved by: S. Turner

Seconded by: S. Lewis

That the application by York Developments, relating to the properties located at 1407-1427 Hyde Park Road BE REFERRED back to the Civic Administration for further discussions with the applicant to address the outstanding concerns and to report back at a future meeting of the Planning and Environment Committee; it being noted that the referral is at the request of the applicant;

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

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

- S. Allen, MHBC Planning, on behalf of the applicant. (2022-D08)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: S. Lehman

Motion to open the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

Moved by: S. Lehman

Seconded by: S. Hillier

Motion to close the public participation meeting.

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: S. Lehman

Seconded by: S. Hillier

That the Deputy City Manager, Planning and Economic Development BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration. (2022-D19)

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

Absent: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 4:38 PM.

Strategic Priorities and Policy Committee

Report

13th Meeting of the Strategic Priorities and Policy Committee
September 20, 2022

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

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

Remote Attendance: L. Livingstone, R. Armistead, A. Barbon, C. Crossman, J. Davison, K. Dickins, C. Finn, M. Galczynski, S. Mathers, R. Morris, K. Murray, K. Scherr, M. Schulthess, C. Smith, S. Tatavarti, R. Wilcox

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

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: M. van Holst
Seconded by: M. Hamou

That Consent Items 2.2 to 2.8, BE APPROVED.

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

Motion Passed (15 to 0)

2.2 Amendment to Delivery Date of the City of Music Conference and Events Business Case and the London City of Music Expo Business Case

Moved by: M. van Holst
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the information report dated September 20, 2022, with respect to the 'Amendment to Delivery Date of the City of Music Conference and Events Business Case, and the City of Music Expo Business Case' BE RECEIVED.

Motion Passed

2.3 COVID-19 Ongoing Impacts on City of London Operations and Services

Moved by: M. van Holst
Seconded by: M. Hamou

That, on the recommendation of the City Manager, the staff report dated September 20, 2022, entitled “Covid-19 – Ongoing Impacts on City of London Operations and Services” BE RECEIVED for information.

Motion Passed

2.4 2022 Mid-Year Operating Budget Monitoring Report

Moved by: M. van Holst
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Mid-Year Operating Budget Monitoring Report:

a) the 2022 Operating Budget Mid-Year Monitoring Report for the Property Tax Supported Budget, Water Budget, and Wastewater and Treatment Budget BE RECEIVED for information. An overview of the net corporate projections are outlined below, noting that the year-end positions could fluctuate based on factors beyond the control of the Civic Administration:

- i) Property Tax Supported Budget projected surplus of \$8.6 million;
- ii) Water Rate Supported Budget projected surplus of \$3.8 million;
- iii) Wastewater and Treatment Rate Supported Budget projected surplus of \$1.6 million;

it being noted that Property Tax, Water, and Wastewater & Treatment Budget surplus will be allocated in accordance with the Council Approved Surplus/Deficit Policy;

b) the presentation providing an overview of 2022 Mid-Year Budget Monitoring (as appended to the staff report dated September 20, 2022 as Appendix C) BE RECEIVED for information.

Motion Passed

2.5 2022 Mid-Year Capital Budget Monitoring Report

Moved by: M. van Holst
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Mid-Year Capital Budget Monitoring Report, dated September 20, 2022:

a) the 2022 Mid-Year Capital Budget Monitoring Report BE RECEIVED for information; it being noted that the life-to-date capital budget represents \$2.8 billion with \$1.8 billion committed and \$1.0 billion uncommitted; it being further noted that the City Treasurer, or designate, will undertake the housekeeping budget adjustments identified in the above-noted report, in accordance with the Multi-Year Budget Council Policy;

b) the status updates of active 2019 life-to-date capital budgets (2019 and prior) having no future budget requests, as appended to the staff report dated September 20, 2022 as Appendix “B”, BE RECEIVED for information;

c) the following actions be taken with respect to the completed capital projects identified in Appendix “C” appended to the above-noted staff report, which have a total of \$2.0 million of net surplus funding:

- i) the capital projects included in Appendix “C” BE CLOSED; and,
- ii) the following actions be taken with respect to the funding associated with the capital projects approved for closure in c) i), above:

Rate Supported

- A) pay-as-you-go funding of \$3 thousand BE TRANSFERRED from capital receipts;
- B) uncommitted reserve fund drawdowns of \$1.47 million BE RELEASED back into the reserve funds which originally funded the projects;

Non-Rate Supported

- C) uncommitted reserve fund drawdowns of \$43 thousand BE TRANSFERRED from Non-Rate Supported Reserve Funds;
- D) other net non-rate supported funding sources of \$567 thousand BE ADJUSTED in order to facilitate project closings.

Motion Passed

2.6 Amendment - Terms of Reference - Committee of Management for the Dearness Home

Moved by: M. van Holst
Seconded by: M. Hamou

That, on the recommendation of the City Clerk, the proposed by-law as appended to the staff report dated September 20, 2022 Appendix “A”, being “A By-law to amend By-law A.-6582-255 being a by-law to establish a Committee of Management for the Dearness Home and to update the Terms of Reference”, BE INTRODUCED at the Municipal Council Meeting to be held on September 27, 2022.

Motion Passed

2.7 4th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Moved by: M. van Holst
Seconded by: M. Hamou

That the 4th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on September 8, 2022 BE RECEIVED.

Motion Passed

2.8 Municipal Accommodation Tax - Tourism London Annual Report

Moved by: M. van Holst
Seconded by: M. Hamou

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, Tourism's London annual report on the expenditure of Municipal Accommodation Tax revenues BE RECEIVED for information.

Motion Passed

2.1 Actions Implementing London's UNESCO Designation as Canada's 'City of Music'

Moved by: S. Lewis

Seconded by: J. Fyfe-Millar

That, on the recommendation of the Deputy City Manager, Planning and Economic Development the following actions be taken with respect to London's UNESCO designation as Canada's 'City of Music':

- a) the area previously identified in the Music, Entertainment and Culture District Strategy as the Downtown/Old East Village District BE REDESIGNATED as the Core Area Entertainment District;
- b) the Civic Administration BE DIRECTED to
 - i) proceed with the actions required to include the UNESCO City of Music messaging on new City of London gateway roadside signage, City Hall and Centennial Hall, the Victoria Park Bandshell and;
 - ii) work with our partners at RBC Place and Budweiser Gardens for inclusion of the messaging on building signage;
- c) the Civic Administration BE DIRECTED to report back at a future date with a proposed governance structure and detailed four-year action plan to implement London's UNESCO 'City of Music' designation over time and within existing budgets or in association with the next 4-year multi-year budget.

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

Motion Passed (15 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 Anti-Racism and Anti-Oppression Framework

Moved by: M. Hamou

Seconded by: M. Cassidy

That, on the recommendation of the City Manager, the following actions be taken with respect to the new Anti-Racism and Anti-Oppression Framework:

- a) the above-noted Framework, as outlined in the staff report dated September 20, 2022, BE ENDORSED; and,
- b) the Civic Administration BE DIRECTED to undertake the necessary steps to implement the Framework.

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

Motion Passed (15 to 0)

4.2 Hyde Park Business Improvement Association

Moved by: S. Lehman
Seconded by: J. Helmer

That the following actions be taken with respect to the Hyde Park Business Improvement Association:

a) the resignation of Jean Coles from the Hyde Park Business Improvement Association BE ACCEPTED; and,

b) Vicki Balazs, Jaydancinc Inc. and Kelsey Watkinson, Curley Brewing Company BE APPOINTED to the Hyde Park Business Improvement Association for the term ending November 14, 2022;

it being noted that the Strategic Priorities and Policy Committee received communications from D. Szpakowski, General Manager/CEO, Hyde Park Business Improvement Association with respect to this matter.

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

Motion Passed (15 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

Moved by: J. Fyfe-Millar
Seconded by: M. van Holst

That the meeting BE ADJOURNED.

The meeting adjourned at 4:57 PM.

Civic Works Committee

Report

The 12th Meeting of the Civic Works Committee
September 13, 2022

PRESENT: Councillors E. Pelozza (Chair), M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, Mayor E. Holder

ALSO PRESENT: J. Bunn and J. Taylor

ALSO PRESENT: Councillor S. Hillier; G. Dales, J. Dann, G. Irwin, J. Kostyniuk, D. MacRae, L. Marshall, A. Rammeloo, K. Scherr, J. Stanford and B. Westlake-Power

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

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: J. Fyfe-Millar

Seconded by: P. Van Meerbergen

That Items 2.1, 2.2, 2.4, 2.5, 2.7 and 2.8 BE APPROVED.

Yeas: (6): E. Pelozza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

2.1 3rd Report of Integrated Transportation Community Advisory Committee

Moved by: J. Fyfe-Millar

Seconded by: P. Van Meerbergen

That the 3rd Report of the Integrated Transportation Community Advisory Committee, from its meeting held on August 17, 2022, BE RECEIVED.

Motion Passed

2.2 Bradley Avenue Extension - White Oak Road to Jalna Boulevard (West Leg)

Moved by: J. Fyfe-Millar

Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated September 13, 2022, related to the Bradley Avenue Extension (White Oak Road to Jalna Boulevard (West Leg)) - Municipal Class Environmental Assessment Addendum and Notice of Addendum:

- a) the Municipal Class Environmental Assessment Addendum: Bradley Avenue Extension Executive Summary, as appended to the above-noted staff report, BE ACCEPTED;
- b) a Notice of Addendum BE FILED with the Municipal Clerk; and,
- c) the Municipal Class Environmental Assessment Addendum BE PLACED on public record for a 30-day review period. (2022-T05)

Motion Passed

2.4 Draft Connected and Automated Vehicle Plan

Moved by: J. Fyfe-Millar
 Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated September 13, 2022, related to the Connected and Automated Vehicle Plan:

- a) the draft Connected and Automated Vehicle Plan, as summarized in the Executive Summary, as appended to the above-noted staff report, BE RECEIVED;
- b) the Civic Administration BE DIRECTED to proceed with additional public and stakeholder engagement to further inform the document; and,
- c) the Civic Administration BE DIRECTED to prepare a final Connected and Automated Vehicle Plan for Council approval. (2022-T10)

Motion Passed

2.5 Harris Park Erosion Control Structure Replacement - RFP22-097

Moved by: J. Fyfe-Millar
 Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated September 13, 2022, related to RFP22-097 Harris Park Erosion Control Structure Replacement:

- a) Matrix Solutions Inc. BE APPOINTED Consulting Engineers to complete consulting services for the Harris Park Erosion Control Structure Replacement, with the estimate on file, at an upset amount of \$562,665 including 20% contingency (excluding HST), in accordance with Section 15.2(e) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E21)

Motion Passed

2.7 Agreement - Thames River Experimental Stream Science Facility at Adelaide Pollution Control Plant

Moved by: J. Fyfe-Millar

Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure the proposed by-law, as appended to the staff report, dated September 13, 2022, BE INTRODUCED at the Municipal Council meeting to be held on September 27, 2022, to:

- a) authorize the Agreement, as appended to the above-noted by-law, being an Agreement between The Corporation of the City of London and the University of Waterloo for the use of space at the Adelaide Pollution Control Plant for a research experiment (termed a Mesocosm); and,
- b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2022-E03)

Motion Passed

2.8 Closing Emerson Avenue Cul-de-sac

Moved by: J. Fyfe-Millar

Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated September 13, 2022, related to the Closing of the Emerson Avenue Cul-de-sac:

- a) the closing of the Emerson Avenue cul-de-sac on Registered Plan 914 BE APPROVED; and,
- b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on September 27, 2022, to stop up and close the Emerson Avenue Cul-de-sac;

it being noted that any future conveyance of the close road allowance will be subject to the retention of a combined services easement for storm and sanitary sewers. (2022-T09)

Motion Passed

2.3 Windermere Road Improvements - Environmental Study Report

Moved by: J. Fyfe-Millar

Seconded by: E. Holder

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated September 13, 2022, related to the Windermere Road Improvements Municipal Class Schedule C Environmental Assessment:

- a) the Windermere Road Improvements Environmental Assessment Study BE ACCEPTED;
- b) a Notice of Study Completion for the project BE FILED with the Municipal Clerk; and,
- c) the Environmental Study Report BE PLACED on the public record for a 30-day review period;

it being noted that the project implementation timing will be reconsidered in the future Development Charges Background Study and multi-year budgeting processes due to the increased project cost estimate and a capital budget amendment will be brought forward with the 2023 Budget Update to identify only near-term pre-engineering funds to maintain project progress. (2022-T06)

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

2.6 Oxford Street West Improvements - Environmental Assessment Study

Moved by: J. Fyfe-Millar

Seconded by: E. Holder

That the staff report, dated September 13, 2022, with respect to an Environmental Assessment Study related to the Oxford Street West Improvements, BE REFERRED back to the Civic Administration to determine how to proceed with the matter. (2022-E05)

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

3. Scheduled Items

None.

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: M. van Holst

Seconded by: P. Van Meerbergen

That the Civic Works Committee Deferred Matters List as at August 15, 2022, BE RECEIVED.

Yeas: (6): E. Peloza, M. van Holst, J. Helmer, P. Van Meerbergen, J. Fyfe-Millar, and E. Holder

Motion Passed (6 to 0)

6. Adjournment

The meeting adjourned at 1:04 PM.

Audit Committee Report

4th Meeting of the Audit Committee
September 7, 2022

PRESENT: Deputy Mayor J. Morgan (Chair), M. van Holst, J. Helmer, S. Turner, L. Higgs

ALSO PRESENT: A. Job and M. Schulthess.

Remote Staff Attendance: L. Livingstone, A. Barbon, V. Bila (MNP), B. Card, D. Jaswal (MNP), S. Swance, J. Westbrook.

The meeting is called to order at 12:00 PM; it being noted that the following were in remote attendance: Councillors M. van Holst, J. Helmer, S. Turner; and L. Higgs.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no Pecuniary interests were disclosed.

2. Consent

None.

3. Scheduled Items

None.

4. Items for Direction

4.1 Internal Audit Follow Up Activities Dashboard

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

Motion Passed

5. Deferred Matters/Additional Business

None.

6. Adjournment

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 12:03 PM.

Bill No. 355
2022

By-law No. A.- _____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 27th day of
September, 2022.

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

1. Every decision of the Council taken at the meeting at which this by-law is passed and every motion and resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted, except where prior approval of the Ontario Land Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on September 27, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 27, 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022

Bill No. 356
2022

By-law No. A.- _____ - _____

A by-law to authorize and approve an Agreement between The Corporation of the City of London and The University of Waterloo for the use of space at the Adelaide Pollution Control Plant for a research experiment (termed a Mesocosm) and to authorize the Mayor and the City Clerk to execute the Agreement.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* S.O. 2001, c.25 as amended provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed expedient for The Corporation of the City of London to enter into an Agreement with University of Waterloo for the Mesocosm experiment;

AND WHEREAS it is appropriate to authorize the Mayor and the City Clerk to execute the Agreement on behalf of The Corporation of the City of London;

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

1. The Agreement attached as Schedule "1" to this by-law, being an Agreement between The Corporation of the City of London and University of Waterloo is hereby authorized and approved.
2. The Mayor and the City Clerk are hereby authorized to execute the Agreement authorized and approved under Section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 27, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 27, 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022

SCHEDULE 1

CONSENT TO ENTER AGREEMENT

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON

(hereinafter called the "City")

and

UNIVERSITY OF WATERLOO

(hereinafter called the "University")

WHEREAS the City operates the Adelaide Wastewater Treatment Plant located at 1159 Adelaide Street North (the "Facility");

AND WHEREAS University of Waterloo has requested permission to use a portion of the Facility for the purpose of **continuing ongoing research that began in 2015;**

AND WHEREAS the City has agreed to permit the University to use a portion of the Facility as more particularly described herein for the purpose of conducting research;

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the City hereby consents to the entry into the Adelaide Wastewater Treatment Plant pollution control plant by the University and its employees, authorized representatives and consultants with all necessary machinery and equipment, for the purpose of conducting research.

University of Waterloo shall have, during the term of this Agreement, the exclusive right to occupy and use that portion of the Facility as shown in the Schedule B attached (the "Designated Space").

The University's use of the Designated Space shall be for the purposes of the Mesocosm Project as detailed in Schedule A (the "Project"). In connection with the Project, the University shall have the right to:

- a) connect to the electrical system of the Facility;
- b) connect to the water system of the Facility through connection provided.

The Agreement shall be effective from **May 1, 2021** to **November 30, 2024**.

Any alterations to the Designated Space shall be at the University's expense and approved by the City's Site Manager, who shall also approve any contractors that will make alterations to the Designated Space. University of Waterloo shall prepare a Health and Safety Plan (the "Plan") with respect to the Designated Space for its employees, authorized representatives and consultants. The Plan will be reviewed by the City's Site Manager.

University of Waterloo and its employees, authorized representatives and consultants shall comply with the Facility Fire Safety Plan and other policies and procedures applicable to the Facility provided to the University by the City.

To the best of its knowledge, the University agrees that its activities in the Designated Space and the Facility will not interfere with the ongoing operation by the City of the Facility as a wastewater treatment plant. University of Waterloo shall maintain comprehensive general liability insurance on an occurrence basis for an amount of not less than Five Million (\$5,000,000.00) Dollars and shall include the City as an additional insured with respect to Waterloo's occupancy and use of the Designated Space and the Facility. In addition, the University shall maintain automobile liability insurance for an amount of not less than Two Million (\$2,000,000.00) Dollars on forms meeting statutory requirements covering all owned or leased vehicles. University of Waterloo agrees to provide evidence of continued insurance coverage from insurer(s) licensed to operate in Canada annually to the City at each policy renewal date during the term of this Agreement.

University of Waterloo shall indemnify and save harmless the City and its council members, officers, employees and agents from any and all liability, loss, claims, demands damages and costs caused in whole or in part by the negligent acts, errors or omissions of the University or anyone for whose acts it is responsible in law.

The City shall indemnify and save harmless University of Waterloo and its officers, employees and agents from any and all liability, loss, claims, demands damages and costs caused in whole or in part by the negligent acts, errors or omissions of the City or anyone for whose acts it is responsible in law.

The City reserves the right to enter the Designated Space for the purpose of determining compliance with this Agreement provided the City's Site Manager gives the University reasonable notice of such entry.

The City reserves the right to terminate the right of entry and occupancy hereby granted by giving University of Waterloo thirty (30) days' written notice. Upon receipt of such notice, the University shall immediately vacate the Designated Space and remove all its equipment and material.

Any approvals required by this Agreement may take any form, provided such approval is confirmed in writing as soon as possible. University of Waterloo shall not assign this Agreement without the consent of the City, which consent may be unreasonably withheld.

This Agreement shall ensure to the benefit of and be binding upon the parties and their respective successors and approved assigns.

DATED at London this _____ day of March, 2022.

THE CORPORATION OF THE CITY OF LONDON

Ed Holder, Mayor

Michael Schulthess, City Clerk

UNIVERSITY OF WATERLOO

Thiam Phouthonephackdy 
Signed with ConsignO Cloud (2022/04/01)
Verify with verifio.com or Adobe Reader.

Title: Senior Manager

I have the authority to bind the University

Schedule A Statement of Work:

The goal of the project is to continue the ongoing research started in 2015 to establish thresholds of key indicators of riverine ecological health to nutrient exposure for the Thames River and other Great Lakes tributaries using artificial mesocosm experiments.

The establishment of ecological thresholds will be achieved through a series of exposure experiments over the three year period, beginning on **May 1, 2021** and ending on **November 30, 2024**. There may be opportunities for additional studies in following years), in which case, this Agreement will be amended if agreed to by both parties.

We will use a set of mobile artificial stream mesocosm units (approximately 8) which will be temporarily located at the City of London's Adelaide Pollution Control Plant. Mesocosms consist of a flume with a partial recirculation system supplied by a series of pumps connected to reservoir tanks. Mesocosms will use City of London drinking water with controlled additions of nitrogen and phosphorus forms to generate exposure conditions.

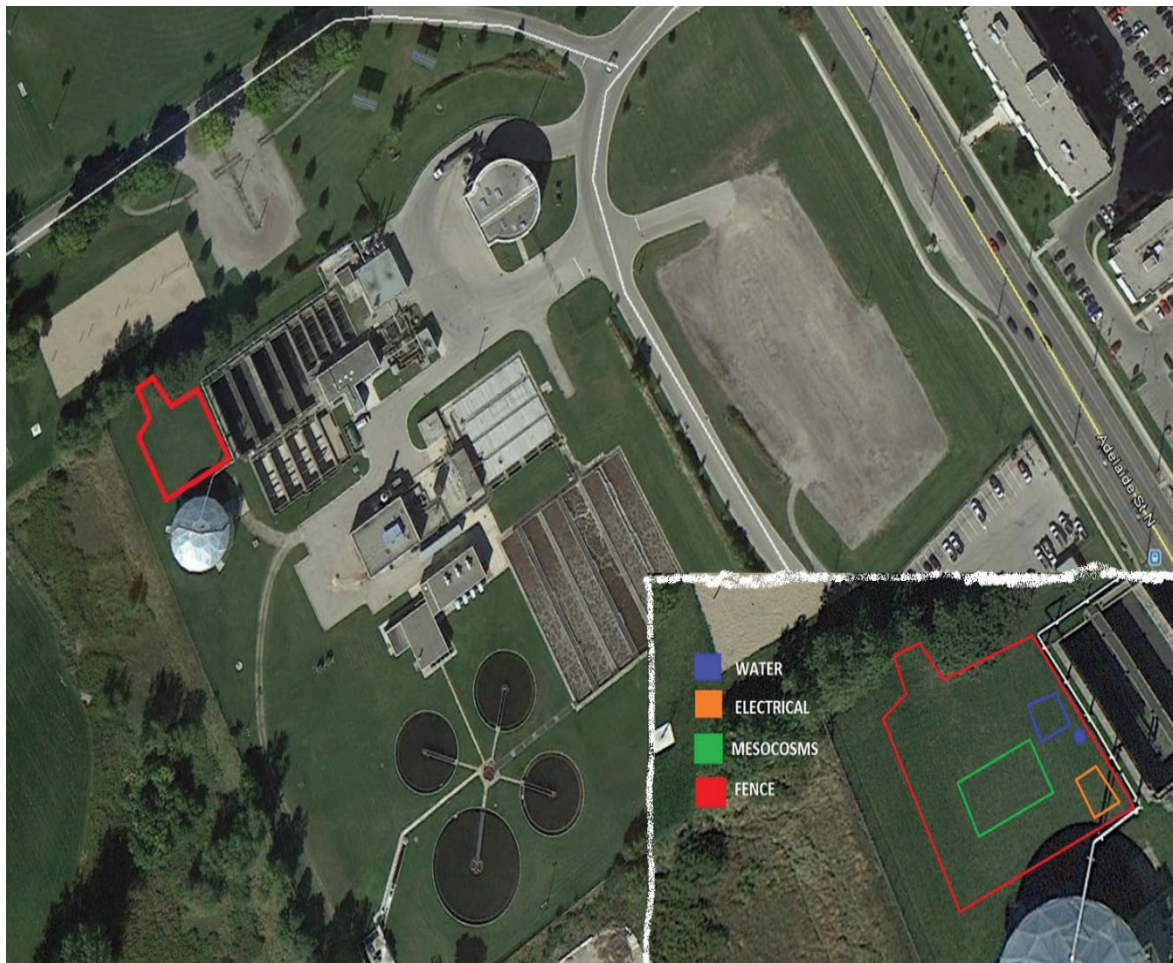
Stream biotic communities will be seeded into the mesocosms through the transfer of gravel substrate from nearby streams.

Experiments will occur over 3 - 4 four week periods throughout the summer months (**June through September**).

During the experiments biological and chemical measurements will be made over daily to weekly intervals. Mesocosm units will be partially dismantled and disconnected from water and electrical connections during the non-operational months (November through April). All units and supporting equipment will be removed from City of London property following the completion of the 2020 experimental season.

**Schedule B
Designated Space:
at
Adelaide Pollution Control Plant**

Photo below shows the Designated Space (see red outline) and the location of Mesocosm and related services (see inset photo).



Bill No. 357
2022

By-law No. A.-6582()-___

A by-law to amend By-law No. A.-6582-255 being a by-law to establish a Committee of Management for the Dearness Home and to update the Terms of Reference.

WHEREAS the *Long-Term Care Homes Act, 2007* has been repealed and replaced by the *Fixing Long-Term Care Act, 2021* ("*Fixing Long-term Care Act*");

AND WHEREAS the *Fixing Long-term Care Act* requires a municipality to establish and maintain a long-term care home;

AND WHEREAS The Corporation of the City of London has established and maintains a long-term care home known as the Dearness Home;

AND WHEREAS section 135 of the *Fixing Long-term Care Act* requires the council to appoint from among the members of the council a committee of management for the long-term care home;

AND WHEREAS subsection 330(2) of Regulation 246/22 made under the *Fixing Long-term Care Act* ("O.Reg. 246/22") states that a committee of management that existed under section 132 of the former Act continues as a committee of management under section 135 of the *Fixing Long-term Care Act*;

AND WHEREAS section 75 of the *Fixing Long-term Care Act* sets out the duties of the committee of management;

AND WHEREAS section 81 of the *Fixing Long-term Care Act* provides that the City, as licensee, shall not permit any person who has been convicted of an offence or found guilty of an act as set out in the legislation to be a member of the committee of management;

AND WHEREAS council wishes to update the committee of management's Terms of Reference to align with the *Fixing Long-term Care Act*;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

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

1. By-law A.-6582-255 is amended by renaming it as follows: "A by-law to establish a Committee of Management for the Dearness Home in accordance with the *Fixing Long-term Care Act, 2021*".
2. By-law A.-6582-255 is amended by repealing the Schedule 1 Terms of Reference, and replacing them with the attached revised Schedule 1 Terms of Reference.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 27, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 27, 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022

SCHEDULE 1
TO BY-LAW NO. A.-6582-255

TERMS OF REFERENCE
(2022 -)

COMMITTEE OF MANAGEMENT FOR THE DEARNESS HOME

COMPOSITION

The Committee of Management will be composed of five (5) appointed members of Municipal Council.

TERM OF OFFICE

The term of office of a Council member who becomes a member of the Committee of Management is four years, beginning on November 15 in the year of a regular Municipal Council election.

APPOINTMENT POLICIES

The City Clerk, or written designate, shall convene a meeting of the Strategic Priorities and Policy Committee, as soon as possible after the Inaugural Council meeting, with respect to the appointment of Council Members to the Committee of Management. In advance of the above-noted Strategic Priorities and Policy Committee meeting, the City Clerk, or written designate, shall provide incoming Council Members with a communication briefly describing the mandate of the Committee of Management to which Council Members are to be appointed, and shall provide a document on which each Council Member is to indicate their committee, board and commission preferences. The latter document shall be returned to the City Clerk, or written designate, by a specified date, in order to form part of the agenda for the Strategic Priorities and Policy Committee meeting. Appointments to the Committee of Management shall be in keeping with the process approved by the Municipal Council.

Screening Measures – Criminal Record Check, Professional Misconduct, Declaration Required

No person who has been convicted of certain offences or found guilty of an act of professional misconduct as set out in the *Fixing Long-Term Care Act* may be a member of the Committee of Management (see Appendix “A”, attached to this Schedule).

Before any person is permitted to be a member of the Committee of Management, they must satisfy screening measures as required by section 256 of the *Fixing Long-Term Care Act*, and must provide the City Clerk, or written designate, with a criminal record check in accordance with the Act, as well as a signed declaration disclosing the prescribed offences or professional misconduct set out in the Act or Regulation (for instance, see s. 255 of O.Reg. 246/22).

VACANCIES

Where a member resigns from the Committee or their council seat becomes vacant under the *Municipal Act, 2001* or they fail the screening measures under the *Fixing Long-Term Care Act*, their seat shall be considered to be vacant.

The City Clerk, or written designate, shall canvass the Council Members to determine which Council Members would be interested in filling the vacancy. The names of the Council Members who have expressed an interest in filling the vacancy shall be placed on an agenda of the Committee of the Whole, at the earliest opportunity, for a nomination to be brought forward to Municipal Council for consideration.

Where a member is unable to act for a period exceeding three months, the Council may appoint one of its members as an alternate member to act in place of the member until the member is able to resume acting as a member.

MEETINGS

The Committee of Management will meet a minimum of four times a year.

The first meeting will be called by the City Clerk, or written designate. Subsequent meetings shall be at the call of the Chair, in consultation with the Committee Clerk. All time frames established in the *Fixing Long-term Care Act* and regulations shall be adhered to.

The Chair shall cause notice of the meetings, including the agenda for the meetings, to be provided to members of the Committee a minimum of three (3) business days prior to the date of each meeting.

Quorum for meetings shall consist of a majority of the members of the Committee.

Minutes of each meeting shall outline the general deliberations and specific actions and recommendations that result.

CHAIR

The Committee members will select a Chair from amongst its members at its first meeting.

DUTIES

It is the duty of each member of the Committee of Management to ensure that The Corporation of the City of London (the “licensee”) complies with all requirements under the *Fixing Long-term Care Act*.

In fulfilling its duties, the Committee of Management may wish to receive reports from Civic Administration with respect to the administration of the Dearness Home and the fulfillment of the duties and obligations under the *Fixing Long-term Care Act*.

The Committee of Management may provide information reports to Municipal Council.

Under section 28 of the *Fixing Long-term Care Act*, each member of the Committee of Management who has reasonable grounds to suspect that any of the following has occurred or may occur shall immediately report the suspicion and the information upon which it is based to the Director (appointed by the Minister of Health and Long-Term Care):

- improper or incompetent treatment or care of a resident that resulted in harm or a risk of harm to the resident;
- abuse of a resident by anyone or neglect of a resident by the licensee or staff that resulted in harm or a risk of harm to the resident;
- unlawful conduct that resulted in harm or a risk of harm to a resident;
- misuse or misappropriation of a resident’s money;
- misuse or misappropriation of funding provided to a licensee under the Act or the *Local Health System Integration Act, 2006*, or the *Connecting Care Act, 2019*.

Pursuant to section 1 of the *Fixing Long-term Care Act*, the fundamental principle to be applied in the interpretation of the Act and anything required or permitted under the Act is that a long-term care home is primarily the home of its residents and is to be operated so that it is a place where they may live with dignity and in security, safety and comfort and have their physical, psychological, social, spiritual and cultural needs adequately met.

STAFF RESOURCES

The City Clerk, or written designate, will provide administrative support to the Committee of Management. The City Clerk, or written designate, shall carry out any duties to implement the Committee of Management’s decisions.

Members will not receive remuneration.

MEETING PROCEDURES

Meetings of the Committee shall be covered by the Council Procedure By-law, and applicable legislation.

The City’s web site will be used to communicate the meeting notices and agendas.

APPENDIX “A”
(to Schedule 1, Terms of Reference)

[Declaration re: Member of Committee of Management
Pursuant to *Fixing Long-Term Care Act 2021*]



Declaration re: Member of Committee of Management Pursuant to *Fixing Long-Term Care Act, 2021*

London
CANADA

Pursuant to subsection 81(5) of the *Fixing Long-Term Care Act, 2021*, and subsection 256(9) of Ontario Regulation 246/22.

I, the undersigned, understand that The Corporation of the City of London, as licensee for the Dearness Home, requires that every person who is or will become a member of the Dearness Home Committee of Management must provide a signed declaration.

As per the requirements of Ontario Regulation 246/22, I declare and disclose as follows:

1. Have you been charged with, or convicted of, any of the following offences:	YES (check box, and list details of every charge, every conviction or other outcome, and date of charge or date of conviction or other outcome e.g. not guilty, withdrawn, etc.)	NO (check box)
1. Any offence under the Act, the <i>Long-Term Care Homes Act, 2007</i> , the <i>Nursing Homes Act</i> , the <i>Charitable Institutions Act</i> or the <i>Homes for the Aged and Rest Homes Act</i> .	<input type="checkbox"/>	<input type="checkbox"/>
2. Any offence referenced at section 742.1 of the <i>Criminal Code</i> (Canada).	<input type="checkbox"/>	<input type="checkbox"/>
3. Any offence under the <i>Cannabis Act</i> (Canada), the <i>Controlled Drugs and Substances Act</i> (Canada) or the <i>Food and Drugs Act</i> (Canada).	<input type="checkbox"/>	<input type="checkbox"/>
4. Any other provincial or federal offence if the offence involved, <ul style="list-style-type: none"> i. improper or incompetent treatment or care of a vulnerable person that resulted in harm or a risk of harm of any kind to the vulnerable person, including but not limited to physical, emotional, psychological or financial harm, ii. abuse or neglect of a vulnerable person that resulted in harm or risk of harm of any kind to the vulnerable person, including but not limited to physical, emotional, psychological or financial harm, iii. unlawful conduct that intentionally resulted in harm or a risk of harm of any kind to a vulnerable person, including but not limited to physical, emotional, psychological or financial harm, or iv. misuse or misappropriation of a vulnerable person's money. 	<input type="checkbox"/>	<input type="checkbox"/>



London
CANADA

Declaration re: Member of Committee of Management Pursuant to *Fixing Long-Term Care Act, 2021*

2. Have you been issued an order of a judge or justice of the peace made against you (including a peace bond, probation order, prohibition order or warrant to arrest) in respect of any of the following offences:	YES (check box and list details of every order and date of the order)	NO (check box)
1. Any offence under the Act, the <i>Long-Term Care Homes Act, 2007</i> , the <i>Nursing Homes Act</i> , the <i>Charitable Institutions Act</i> or the <i>Homes for the Aged and Rest Homes Act</i> .	<input type="checkbox"/>	<input type="checkbox"/>
2. Any offence referenced at section 742.1 of the <i>Criminal Code</i> (Canada).	<input type="checkbox"/>	<input type="checkbox"/>
3. Any offence under the <i>Cannabis Act</i> (Canada), the <i>Controlled Drugs and Substances Act</i> (Canada) or the <i>Food and Drugs Act</i> (Canada).	<input type="checkbox"/>	<input type="checkbox"/>
4. Any other provincial or federal offence if the offence involved, <ul style="list-style-type: none"> i. improper or incompetent treatment or care of a vulnerable person that resulted in harm or a risk of harm of any kind to the vulnerable person, including but not limited to physical, emotional, psychological or financial harm, ii. abuse or neglect of a vulnerable person that resulted in harm or risk of harm of any kind to the vulnerable person, including but not limited to physical, emotional, psychological or financial harm, iii. unlawful conduct that intentionally resulted in harm or a risk of harm of any kind to a vulnerable person, including but not limited to physical, emotional, psychological or financial harm, or iv. misuse or misappropriation of a vulnerable person's money. 	<input type="checkbox"/>	<input type="checkbox"/>



London
CANADA

Declaration re: Member of Committee of Management Pursuant to *Fixing Long-Term Care Act, 2021*

3. Has a proceeding commenced against you that could lead to a finding of guilt of an act of misconduct, or have you been found guilty of an act of misconduct, for any of the following:	YES (and list details of every proceeding, outcome if any, date of decision)	NO (check box)
1. An act of misconduct as a member of a health profession as defined in the <i>Regulated Health Professions Act, 1991</i> .	<input type="checkbox"/>	<input type="checkbox"/>
2. An act of misconduct as a member of a regulated profession as defined in the <i>Fair Access to Regulated Professions and Compulsory Trades Act, 2006</i> .	<input type="checkbox"/>	<input type="checkbox"/>
3. An act of misconduct under any other scheme governing a profession, occupation or commercial activity, including a scheme a person is not required to participate in in order to practice or engage in the profession, occupation or activity.	<input type="checkbox"/>	<input type="checkbox"/>

I solemnly declare the facts on this form, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

I declare that the information I have provided above is true, complete and accurate.

Print Name: _____

Signature: _____

Date: _____ (yyyy/mm/dd)

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of subsection 81(5) of *the Fixing Long-Term Care Act, 2021*, S.O. 2021, c. 39, Sched. 1 and subsection 256(9) of Ontario Regulation 246/22 and will be used by Dearness Home to ensure compliance that legislated screening measures are conducted before permitting any person to be a member of the licensee's board of directors, its board of management or committee of management or other governing structure. Questions about this collection should be addressed to the Manager, Records and Information Services, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 5590, email: eskalski@london.ca.



Declaration re: Member of Committee of Management Pursuant to *Fixing Long-Term Care Act, 2021*

[included for assistance only; please refer to Justice Canada website for most recent version
<https://www.laws-lois.justice.gc.ca/eng/acts/C-46/FullText.html>]

Criminal Code

Imposing of conditional sentence

742.1 If a person is convicted of an offence and the court imposes a sentence of imprisonment of less than two years, the court may, for the purpose of supervising the offender's behaviour in the community, order that the offender serve the sentence in the community, subject to the conditions imposed under section 742.3, if

- (a) the court is satisfied that the service of the sentence in the community would not endanger the safety of the community and would be consistent with the fundamental purpose and principles of sentencing set out in sections 718 to 718.2;
- (b) the offence is not an offence punishable by a minimum term of imprisonment;
- (c) the offence is not an offence, prosecuted by way of indictment, for which the maximum term of imprisonment is 14 years or life;
- (d) the offence is not a terrorism offence, or a criminal organization offence, prosecuted by way of indictment, for which the maximum term of imprisonment is 10 years or more;
- (e) the offence is not an offence, prosecuted by way of indictment, for which the maximum term of imprisonment is 10 years, that
 - (i) resulted in bodily harm,
 - (ii) involved the import, export, trafficking or production of drugs, or
 - (iii) involved the use of a weapon; and
- (f) the offence is not an offence, prosecuted by way of indictment, under any of the following provisions:
 - (i) section 144 (prison breach),
 - (ii) section 264 (criminal harassment),
 - (iii) section 271 (sexual assault),
 - (iv) section 279 (kidnapping),
 - (v) section 279.02 (trafficking in persons — material benefit),
 - (vi) section 281 (abduction of person under fourteen),
 - (vii) section 333.1 (motor vehicle theft),
 - (viii) paragraph 334(a) (theft over \$5000),
 - (ix) paragraph 348(1)(e) (breaking and entering a place other than a dwelling-house),
 - (x) section 349 (being unlawfully in a dwelling-house), and
 - (xi) section 435 (arson for fraudulent purpose).

Bill No. 358
2022

By-law No. L.S.P.-_____

A by-law to designate 514 Pall Mall Street to
be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 514 Pall Mall Street has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 514 Pall Mall Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on September 27, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 27, 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022

SCHEDULE "A"
To By-law No. L.S.P.- _____

Legal Description

PT LTS 11 & 12 W. WILLIAM ST. BEING PT 1 33R9955 LONDON DESCRIPTION
AMENDED 1994/01/07

SCHEDULE “B”
To By-law No. L.S.P.-_____
Statement for Designation

Description of Property

The property at 514 Pall Mall Street is located on the north side of Pall Mall Street, between Miles Street and William Street, in London, Ontario. The property is located within the Piccadilly neighbourhood, to the southwest of the major intersection of Adelaide Street North and Oxford Street East.

The parcel at 514 Pall Mall Street is a flag-shaped lot, with a driveway from Pall Mall Street leading to the building located on the property in the interior of the block. The property is surrounded by residential properties and is the only property of non-residential origins on the block although it has a residential function today. The current extent of the property at 514 Pall Mall Street was acquired from the rear portions of two properties also fronting onto Pall Mall Street.

The building on the property at 514 Pall Mall Street is a two-storey structure, with a distinct one-storey garage wing. The two-storey structure is built on a concrete slab with a wood (cedar) post-and-beam style construction. Concrete is exposed as the flooring of the first floor, and the wood posts and beams are exposed in several prominent locations on the interior. The building has a shed or pent roof, with a single slope downward to the east. The exterior of the building was originally corrugated metal but is now wood board and batten installed in 1986-1988. Steel roof replaced the original tar paper roof of the building. Fourteen “horse stall” painted wood windows, with a three-over-three fenestration pattern, are located on the ground floor of the east and west façades. The other windows of the building were replaced in 1986-1988. There is a sunroom addition to the east, and exterior stairs were replaced on the west façade. The one-storey garage wing features a large doorway and a gable roof. The rear (north) façade of the garage wing retains its original corrugated metal exterior cladding.

The property retains two stone carriage mounting steps, as well as several other improvements including a tile-clad fishpond.

Statement of Cultural Heritage Value or Interest

The property at 514 Pall Mall Street is of significant cultural heritage value or interest because of its physical or design value and its historical or associative value.

Built circa 1927, the building located at 514 Pall Mall Street is a rare building type in London which demonstrates the physical or design value of the property. Constructed as a horse stable, the building was built and owned by Harry Boss, teamster. A “teamster” is a person who drives teams of draft animals, including horses. Teamsters were an important part of the pre-automobile transportation industry, where teams of horses would be used to transport goods and people across the city. The building was subsequently used by Douglas Hetherington as an automobile repair garage. The stables are believed to have served as a staging yard for the home building industry in London, articulated by the property’s subsequent ownership by J. W. Roy James, Roy James Holding Ltd., and Parke Woodwork Ltd. until 1986 when it was purchased by Ron Benner and Jamelie Hassan. Physical evidence of the building’s origins as a horse stable are evident in the fourteen “horse stall” windows that have been retained. The “horse stall” windows are at horses’ head height (approximately chest height) and articulate some of the original horse stalls of the building. The horse-based transportation theme of the property is emphasized by the stone carriage mounting steps in the yard. The post and beam style construction method and use of industrial materials contribute to the physical or design value of the property as an increasingly rare construction method that was once common for utilitarian structures at the time of its construction.

The property at 514 Pall Mall Street is directly associated with the theme of transportation in London contributing to the property’s historical or associative values. Its building type as a horse stable contributes to an understanding of pre-automobile transportation in London. While horses were still used for home deliveries into the 1960s, the transition to automobiles for parcel post and garbage trucks began in the 1930s – signalling the end of the horse-power era. In about 1935, a one-storey mechanic’s garage was also built on the property at 514 Pall Mall Street, continuing the property’s associations with the theme of transportation in London.

The adaptive reuse of the property at 514 Pall Mall Street contributes to an understanding of the community. The form, scale, type, and construction method have allowed the building to adapt to changing needs since its construction. This was further demonstrated when the building was adapted for residential purposes and artist studios in 1986-1988 by the current property owners. The attributes of the building articulating its former uses as a stable, garage, and home building/wood working shop were retained in its conversion to residential purposes including artist studios.

The property has direct associations with Jamelie Hassan and Ron Benner as property owners since 1986. Both artists have exhibited across Canada and internationally and their works are included in major public collections including Museum London, the Art Gallery of Ontario, and the National Gallery of Canada. Jamelie Hassan is a Canadian multidisciplinary artist, lecturer, writer, and independent curator. Her artistic achievements have been recognized by a Governor General's Award in Visual and Media Arts (2001), including her activism, curatorial work, and contributions to the artist-run centre movement in Canada. The hand painted ceramic tile pond on the property at 514 Pall Mall Street directly demonstrates and articulates her artistic perspective. Ron Benner is an internationally recognized Canadian artist whose longstanding practice investigates the history and political economies of food cultures and is in the forefront of environmental issues and art with his garden installations. The adaptive reuse of the former commercial/industrial building at 514 Pall Mall Street demonstrates the ideas of Jamelie Hassan and Ron Benner as artists who are significant to the community.

The property has historical or associative values as the archival repository for the records of the Embassy Cultural House, which is a significant association to the cultural community in London. The Embassy Cultural House was co-founded by Jamelie Hassan, Ron Benner, and Eric Stach, in 1983 and operated until 1990 at the Embassy Hotel (732 Dundas Street). Additionally, Jamelie Hassan was a founding member of the Forest City Gallery (1973), an artist-run centre, and Ron Benner was an early member of the board of the Forest City Gallery (1975), demonstrating their significance to the community and role in fostering London's cultural community.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the property at 514 Pall Mall Street include:

- Physical attributes of the building related to its rare building type, construction methods, and materials:
 - Two-storey building, including:
 - Form, scale, and massing
 - Shed or pent-style steel roof
 - Cedar post, mostly 8" x 6", and beam construction of the two-storey building, exposed in many portions of the interior
 - Board and batten wood exterior cladding
 - Exposed concrete flooring
 - One-storey garage building, including:
 - Form, scale, and massing
 - Gable roof clad with corrugated steel
- Physical attributes of the property related to the historic theme of transportation:
 - The fourteen painted wood "horse stall" windows, with a three-over-three fenestration pattern, approximately 36" wide by 32" in height with panes of glass approximately 9-½" wide by 11-½" in height set in the wood frame at approximately chest height (horse head height)
 - Nine of which are located on the east elevation
 - Five of which are located on the west elevation
 - Rectangular painted wood garage-style door of the one-storey garage building
 - Two stone carriage mounting steps located on the property
- Physical attributes of the property demonstrating the work or ideas of Jamelie Hassan, artist:
 - Hand-painted ceramic tile-clad rectangular pond on the west side of the building
- The location and setting of the building, set deeply in the block bounded by Pall Mall Street, William Street, Piccadilly Street, and Miles Street, articulating the origins of the property in contrast to its residential surroundings

Bill No. 359
2022

By-law No. S.-_____-_____

A by-law to stop up and close the
Emerson Avenue cul-de-sac.

WHEREAS section 5(3) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(2) paragraph 7 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS it is expedient to stop up and close the Emerson Avenue cul-de-sac on Registered Plan 914 in the City of London;

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

1. Emerson Avenue cul-de-sac shall be stopped up and forever closed and cease to be and form public highway:

Emerson Avenue on Registered Plan 914 designated as Parts 1 and 2 on plan 33R-21319 in the City of London and County of Middlesex.

2. The lands comprising the said street hereby stopped up and closed shall continue to be vested in the Corporation of the City of London to be dealt with from time to time as the Council of the Corporation may see fit and deem proper.

3. This By-law comes into force and effect on the day it is passed.

PASSED in Open Council on September 27, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 27, 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022

Bill No. 360
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to rezone a portion of an area of land located at 4680 Wellington Road South.

WHEREAS 761030 Ontario Limited have applied to extend the Temporary Use (T-74) Zone as it applies to a portion of the property located at 4680 Wellington Road South for a period not to exceed three (3) years;

AND WHEREAS the Municipal Council of the Corporation of the City of London, by By-law No. Z.-1-162487 approved the Temporary Use for 4680 Wellington Road South for a period not exceeding three (3) years beginning May 21, 2019;

AND WHEREAS the Municipal Council of the Corporation of the City of London deems it advisable to extend the Temporary Use for the said property for a period not exceeding three (3) years;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Section Number 50.2(74) of the Temporary (T) Zone is amended by adding the following subsection for a portion of lands known municipally as 4680 Wellington Road South:

74) T-74

This Temporary Use is hereby extended for an additional three (3) years beginning September 27, 2022.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

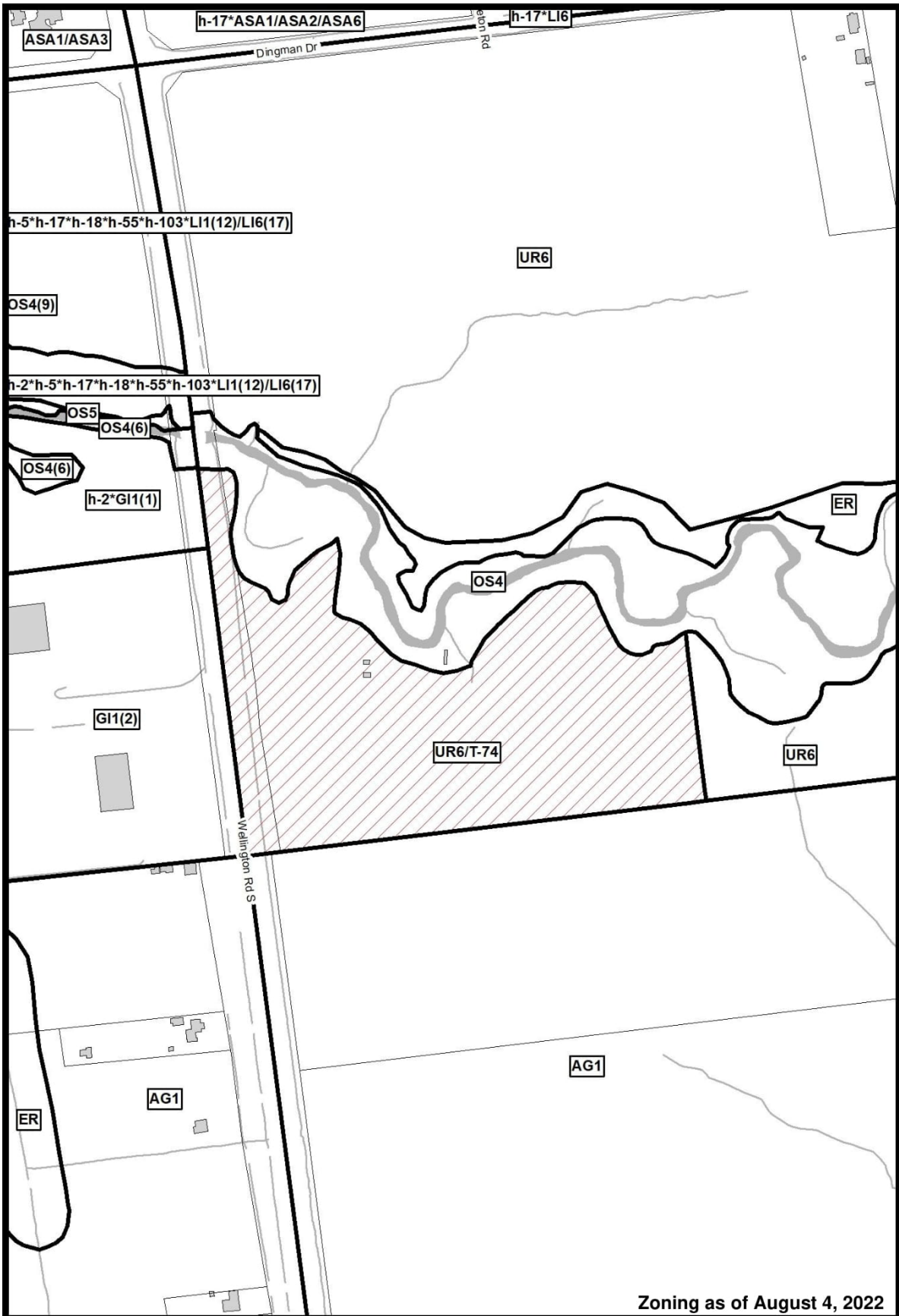
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 27, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

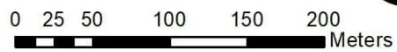
First Reading – September 27 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022



File Number: TZ-9509
 Planner: BH
 Date Prepared: 8/4/2022
 Technician: rc
 By-Law No: Z-1-

SUBJECT SITE 

1:4,000



Geodatabase