



## Council Minutes

3rd Meeting of City Council  
December 13, 2022, 1:00 PM

Present: Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, S. Hillier

Also Present: L. Livingstone, A. Barbon, S. Corman, K. Dickins, K. Mason, S. Mathers, K. Scherr, M. Schulthess, C. Smith, K. Van Lammeren, B. Westlake-Power

Remote Attendance: L. Amaral, B. Card, M. Goldrup, A. Hagan, O. Katolyk, H. McNeely, K. Murray, B. Warner, P. Yeoman.

The meeting is called to order at 1:00 PM; it being noted that S. Hillier was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that there were no disclosures of pecuniary interest.

### 2. Recognitions

2.1 His Worship the Mayor recognizes the 2022 Diversity, Race Relations and Inclusivity Awards: Airshow London / Amazon Delivery Station / ATN Access Inc. / Jess Jones Recreation Therapy Inc.

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

None.

### 4. Council, In Closed Session

Motion made by: S. Lewis

Seconded by: P. Cuddy

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

#### 4.1 Labour Relations/Employee Negotiations

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations and employee negotiations in regard to one of the Corporation's unions including communications necessary for that purpose and for the purpose of providing instructions and direction to officers and employees of the Corporation.

(6.1/1/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.

(6.2/1/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 acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.3/1/CSC)

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.4/1/CSC)

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

A matter pertaining to the proposed or pending lease of City-owned land by a third party, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.5/1/CSC)

4.6 Personal Matter/Identifiable Individual

A matter pertaining to identifiable individuals with respect to the 2023 Mayor's New Year's Honour List – "Sports" Category. (6.1/1/CPSC)

4.7 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose regarding an exemption to the Animal Control By-law. (6.2/1/CPSC)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

That Council convenes In Closed Session, from 1:19 PM to 1:49 PM.

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

5.1 2nd Meeting held on November 22, 2022

Motion made by: E. Pelozza

Seconded by: D. Ferreira

That the Minutes of the 2nd Meeting of the Municipal Council, held on November 22, 2022 BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**6. Communications and Petitions**

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

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

6.1 931-1225 Southdale Road

1. M. Rexer
2. J. and J. Campanaro
3. Harrow Court Residents

6.2 Bill 23, More Homes Built Faster Act, 2022

1. S. Price
2. E. Blokker

6.3 Animal Control By-law

1. Dr. K. Coulter
2. D. Procop
3. K. Sussman
4. D. Leckie
5. N. Holmes
6. B. McFarlen
7. K. Lomack
8. W. Brown
9. T. Beernink
10. M. Andreetta
11. S. Ryall
12. S. H. Ross
13. M. A. Shepherd
14. S. Olivastri
15. A. M. Valastro
16. J. Jacobson
17. F. Morrison
18. P. Harris

6.4 Renaming of Paul Haggis Park

1. J. McCall

6.5 City of London Corporate Growth Projections 2021-2051

1. J. Zaifman
2. C. Lewis
3. A.M. Valastro
4. C. Godes

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

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

None.

**8. Reports**

8.1 1st Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 1st Report of the Planning and Environment Committee BE APPROVED, excluding items 19 (3.9), 20 (3.10) and 21 (4.1).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice-Chair

Motion made by: S. Lehman

That Deputy Mayor Lewis BE APPOINTED Vice Chair for the term ending November 14, 2023.

**Motion Passed**

3. (2.1) Building Division Monthly Report - August 2022

Motion made by: S. Lehman

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

**Motion Passed**

4. (2.2) Building Division Monthly Report - September 2022

Motion made by: S. Lehman

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

**Motion Passed**

5. (2.3) 6th Report of the Community Advisory Committee on Planning  
Motion made by: S. Lehman  
That the 6th Report of the Community Advisory Committee on Planning, from its meeting held on November 9, 2022 BE RECEIVED for information. (2022-A02)

**Motion Passed**

6. (2.4) 1865 Finley Crescent (P-9546)  
Motion made by: S. Lehman  
That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Kenmore Homes (London) Inc., to exempt Block 96, Plan 33M-733 from Part-Lot Control:
- a) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed by-law appended to the staff report dated November 28, 2022 BE INTRODUCED at a future Council meeting, to exempt Block 96, Plan 33M-733 from the Part-Lot Control provisions of subsection 50(5) of the said Act; it being noted that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-4(1)) which permits street townhouse dwellings;
  - b) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part-Lot Control By-law for Block 96, Plan 33M-733 as noted in clause a) above:
    - i) the applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
    - ii) the applicant submits a draft reference plan to the Planning and Development for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
    - iii) the applicant submits to the Planning and Development a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
    - iv) the applicant submits each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
    - v) the applicant submits to the Deputy City Manager, Planning and Development for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
    - vi) the applicant shall enter into any amending subdivision agreement with the City, if necessary;
    - vii) the applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

- viii) the applicant shall obtain confirmation from the Planning and Development that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix) the applicant shall obtain approval from the Planning and Development of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi) the applicant shall obtain clearance from the Deputy City Manager, Planning and Development that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;
- xii) the applicant shall provide a draft transfer of the easements to be registered on title;
- xiii) that, on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question;
- xiv) in accordance with condition v), the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1865 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict;
- xv) as per condition xii) of the subdivision agreement, a reference plan (33R) is to be provided for the 5m storm servicing easement located at the rear of the property;
- xvi) the existing subdivision agreement is to be amended as per condition vi) of the subdivision agreement. The agreement is to include provisions for the 5m storm servicing easement located at the rear of the property; and,
- xvii) a complete ECA application package is to be submitted to Planning & Development for the proposed storm sewers at the rear of the property. (2022-D25)

**Motion Passed**

7. (2.5) Southwest Sunningdale Road West, Wonderland Road North and 2170 Buroak Drive (Formerly 751 Fanshawe Park Road) (39T-03505)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, with respect to the application by Vista Woods Estates Ltd., relating to the lands located at 2170 Buroak Drive (formerly 751 Fanshawe Park 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-03505) as appended to the staff report dated November 28, 2022. (2022-D04)

**Motion Passed**

8. (2.6) Heritage Alteration Permit Application - 10 Moir Street - Blackfriars/Petersville Heritage Conservation District (HAP22-073-L)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval to pave a portion of the front yard for parking on the heritage designated property at 10 Moir Street, within the Blackfriars/Petersville Heritage Conservation District, BE REFUSED. (2022-R01)

**Motion Passed**

9. (2.7) Heritage Alteration Permit Application - 123 Wilson Avenue - Blackfriars/Petersville Heritage Conservation District (HAP22-067-L)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to the heritage designated property at 123 Wilson Avenue BE PERMITTED as submitted, with the following terms and conditions:

- a) the proposed four replacement windows have a simulated divided light to replicate the two-over-two fenestration of the former windows;
- b) the proposed replacement windows be painted wood or clad-wood windows;
- c) existing trim be used to replicate the painted wood 5" trim, including eared hood as well as windowsills;
- d) all exposed wood be painted;
- e) the Heritage Planner be circulated on the Building Permit drawings to verify compliance;
- f) the proposed alterations be completed within twelve (12) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- g) the Heritage Alteration Permit be displayed in a location visible from the street until the work is underway. (2022-R01)

**Motion Passed**

10. (2.8) Heritage Alteration Permit Application - 645 Lorne Avenue - Old East Heritage Conservation District (HAP22-075-L)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to the heritage designated property at 645 Lorne Avenue BE PERMITTED with the following terms and conditions:

- a) turned wooden spindles be used for the railing/guard of the porch, including the steps;
- b) wood lattice, in a square or diamond shape, be used for the

porch skirt;

- c) all exposed wood be painted;
- d) use of paint colours from the Old East Heritage Conservation District palette be considered;
- e) the Heritage Planner be circulated on the Building Permit drawings to verify compliance;
- f) the proposed alterations be completed within twelve (12) months of Municipal Council's decision on this Heritage Alteration Permit; and,
- g) the Heritage Alteration Permit be displayed in a location visible from the street while the work is underway. (2022-R01)

### **Motion Passed**

11. (3.1) 3195, 3207 White Oak Road and 2927 Petty Road (Z-9350 / 39CD-21505) (Relates to Bill No. 15)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Whiterock Village Inc., relating to the lands located at 3195, 3207 White Oak Road and 2927 Petty Road:

a) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject lands FROM a Urban Reserve UR4 and Holding Urban Reserve UR4 Special Provision h-94\*UR4(11)) Zone TO a Residential R5 Special Provision (R5-7(\*\*)) Zone to permit cluster housing in the form of townhouse dwellings. Special provisions to the Residential R5 (R5-7) Zone would permit cluster townhouse dwellings, and cluster stacked townhouse dwellings and would permit a reduced exterior side yard setback of 1.2 metres and a rear yard second story deck setback of 4.1 metres and a rear yard depth of 6.0 metres north interior side yard; and,

b) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the lands located at 3195, 3207 White Oak Road and 2927 Petty Road:

- i) requesting traffic access from Petty Road be moved to White Oak Road;
- ii) indicating that Petty Road is busy already and with increased traffic it will be unsafe for children; and,
- iii) advising that there will be increased noise and traffic;

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

- N. Dyjach, Strik Baldinelli Moniz Ltd., on behalf of the owner; and,
- M. Dalawir;

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



- the recommended Zoning By-law Amendment and Draft Plan of Vacant Land Condominium are consistent with the Provincial Policy Statement (PPS), 2020, as it promotes efficient development and land use patterns; accommodates an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents; and minimizes land consumption and servicing costs;
- the recommended zoning amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the recommended zoning amendment provides appropriate regulations to control the use and intensity of the building and ensure a well-designed development with appropriate mitigation measures;
- the subject development block is of a size and shape suitable to accommodate the Draft Plan of Vacant Land Condominium; and,
- the proposed use, form, and intensity are considered appropriate and compatible with existing residential development in the surrounding neighbourhood. (2022-D14)

### **Motion Passed**

#### 12. (3.2) 2846 and 2870 Tokala Trail (Z-9523) (Relates to Bill No. 16)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, based on the application by Foxwood Developments Inc., relating to the property located at 2846 and 2870 Tokala Trail, the proposed by-law appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM a Holding Residential R5 / Neighbourhood Facility (h\*h-71\*h-100\*h-108\*R5-7 / NF1) Zone and Urban Reserve (UR3) Zone TO a Residential R5 Special Provision (R5-7(\_)) Zone and a Holding Residential R5 Special Provision (h-18\*R5-7(\_)) Zone;

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

- i) easement for pedestrian traffic along the east or west property lines of the subject site to provide north-south connections;
- ii) consideration should be given to consolidate the amenity spaces to create one large outdoor common amenity space for all units on site;
- iii) no gates shall be permitted to the pathway to the north abutting the stormwater management pond that restrict access to the multi-trail pathway; and,
- iv) provide pedestrian connections, as direct as possible, from Tokala Trail to the rear of the site to connect to the multi-trail pathway at the rear;

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

- J. McGuffin, Monteith Brown Planning Consultants, on behalf of the applicant;

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

- the recommended Zoning By-law amendment is consistent with the Provincial Policy Statement, 2020, which encourages 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 zoning conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies, to facilitate a built form that contributes to achieving a compact, mixed-use City;
- 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-D04)

### **Motion Passed**

13. (3.3) 870-922 Medway Park Drive (Z-9533) (Relates to Bill No. 17)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Dillon Consulting Limited., relating to the property located at 870-922 Medway Park Drive:

- a) the proposed by-law appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM a Holding Restricted Office (h-17\*RO2) Zone TO a Holding Residential R5 Special Provision (h-17\*R5-7(\_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
  - i) units fronting along Medway Park Drive are to have front doors facing the street with driveways and garages at the rear of the site;
  - ii) board-on-board fencing that meets the requirements of the Site Plan Control By-law; and,
  - iii) the site be developed in general conformity with the layout provided;
- c) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect to the proposed by-law as the change in the maximum front yard setback is minor in nature and a technical change, the concept site plan circulated in the Notice of Application and Notice of Public Meeting accurately reflect the site layout, no site changes were proposed for the maximum front yard setback;

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

- M. Fletch, Dillon Consulting Limited;

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 London Plan, including but not limited to the Key Directions and Neighbourhoods Place Type; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D04)

**Motion Passed**

14. (3.4) 338 Boler Road (Z-9510) (Relates to Bill No. 18)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Alma Village Inc., relating to the property located at 338 Boler Road:

- a) the proposed by-law appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM a Residential R2 (R2-1) Zone TO a Residential R3 Special Provision (R3-1(\_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider board-on-board fencing along the east and south property boundaries that exceed the standards of the Site Plan Control By-law and do not negatively impact any grading, on-site stormwater management or any existing landscaping through the site plan process;

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

- R. Brown;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of the 1989 Official Plan, including but not limited to the Low-Density Residential Designation policies;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development. (2022-D04)

**Motion Passed**

15. (3.5) 6092 Pack Road (Z-9493) (Relates to Bill No. 19)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Magnificent Homes and Royal Premier Homes, relating to the property located at 6092 Pack Road, the proposed attached, revised, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM an Urban Reserve (UR3) Zone TO a Holding Residential R6 Special Provision (h\*R6-5(\_)) Zone;

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

- i) provide additional details for shared outdoor amenity space;
- ii) provide high quality landscaping with consideration to any existing significant mature trees on the site and along property boundaries;
- iii) further emphasize the heritage character through the on-site amenity area and greenspace;
- iv) limit the construction of new residential dwelling(s) to only one of the interior side yards adjacent to the existing single detached dwelling to allow sufficient space to accommodate an access driveway on the opposite interior side yard; and,
- v) the façade for new residential development abutting the existing single detached dwelling to have a first floor grade no higher than the existing dwelling first floor grade;

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

- the revised staff report; and,
- a project fact sheet;

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

- M. Davis, siv-ik planning and design;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 as it encourages efficient development and land use patterns;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and Neighbourhood Place Type, Our Strategy, our Tools, and other applicable London Plan policies;
- the recommended amendment conforms to the in-force policies of the 1989 Official Plan and the Southwest Area Secondary Plan, including but not limited to the Low and Medium Density Residential policies within the North Talbot Residential Neighbourhood;
- 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 retention of a heritage designated single detached dwelling. (2022-D14)

**Motion Passed**

16. (3.6) 931-1225 Southdale Road East (Z-9544) (Relates to Bill No. 20)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, based on the application by London & Middlesex Community Housing, relating to the property located at 931-1225 Southdale Road East, the proposed by-law appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM a Residential R5 (R5-5) and Compound Residential R5 and Daycare (R5-5\*DC) Zone TO a Special Provision Residential R8 (R8-4(\_)) Zone;

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

- the staff presentation; and,
- the community consultation presentation from M. Fadaei, MHBC Planning;

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

- E. Theodore, MHBC, on behalf of London & Middlesex Community Housing;
- A. Chance;
- L. Sabria; and,
- J. Campanero;

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

- the proposed amendment is consistent with the Provincial Policy Statement, 2020 by providing efficient and affordable residential infill;
- the proposed amendment conforms to the policies of The London Plan including the applicable City Design, Housing and Homelessness Prevention, and Neighbourhood Place Type policies; and;
- the proposed amendment assists London & Middlesex Community Housing in completing their part of the City's affordable housing development target. (2022-S11)

**Motion Passed**

17. (3.7) 608 Commissioners Road West (Z-9544)

Motion made by: S. Lehman

That the application by Copia Developments, relating to the property located at 608 Commissioners Road West, BE REFERRED back to the Civic Administration to review the traffic

patterns, the access points and the intensification for the proposed development;

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

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

- H. Froussios, Zelinka Priamo Ltd., on behalf of Copia Developments; and,
- D. McLeod;
- J. Burrell;
- Resident;
- C. West;
- R. de Papp;
- N. Turudic;
- Resident; and,
- M. Mackey.

### **Motion Passed**

18. (3.8) 307 Sunningdale Road East (Z-9498) Relates to Bill No. 21)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by Margrit Johnson, relating to the property located at 307 Sunningdale Road East:

- a) the proposed, attached, revised, by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject lands FROM a Residential R1 (R1-17) Zone, a Holding Residential R1 (h-2\*R1-17) Zone and an Open Space (OS5) Zone TO a Residential R6 Special Provision (R6-3(\_)) Zone and an Open Space (OS5) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues for 307 Sunningdale Road East through the site plan review process:
  - i) ensure the appropriate setbacks from the east and west property line as outlined in Appendix A to provide full protection to the boundary trees and critical root zones;
  - ii) ensure that the proposed building/built form is oriented to both Skyline Avenue and Sunningdale Road East and establishes a pedestrian-oriented built edge with street oriented units;
  - iii) ensure the extension of sidewalks to Sunningdale Road East along the private driveway;
  - iv) ensure that no part of any required interior side yard shall be used for any purpose other than landscaped open space excluding swimming pools, but decks or patios may be permitted; and,
  - v) ensure a north exterior yard setback of minimum 8.0 metres and maximum of 11.0 metres, and a north parking area setback of 11.2 metres;

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

- a memo from the Ecological Community Advisory Committee;
- a communication dated May 14, 2022, from A. Thompson;
- a communication dated November 15, 2022, from J.A. Medeiros; 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:

- H. Surgenor, Monteith Brown Planning Consultants;

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, 2020;
- the recommended amendment to Zoning By-law Z.-1 conforms to the Low Density Residential and Open Space policies of the 1989 Official Plan;
- the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of The London Plan, including, but not limited to the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies in The London Plan; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development on a large size lot located at the periphery of a residential neighbourhood. (2022-D04)

**Motion Passed**

22. (5.1) Bill 23, More Homes Built Faster Act, 2022 - Mayors and Regional Chairs of Ontario

Motion made by: S. Lehman

That the communication dated November 21, 2022 from K. Redman, Chair, Mayors and Regional Chairs of Ontario and Chair, Regional Municipality of Waterloo, with respect to Bill 23, More Homes Built Faster Act, 2022, BE RECEIVED for information.

**Motion Passed**

19. (3.9) 4452 Wellington Road South (OZ-9497) (Relates to Bill No.'s 9 and 22)

Motion made by: S. Lehman

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application by MHBC Planning on behalf of 2858637 Ontario Inc., relating to the property located at 4452 Wellington Road South:

- a) the proposed appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend The London Plan to:
  - i) change the designation of a portion of the subject lands FROM a Shopping Area Place Type TO a Light Industrial Place Type on Map 1 – Place Types; and,

ii) amend section 1565\_5 of The London Plan, List of Secondary Plans - Southwest Area Secondary Plan, by changing the designation of a portion of the subject lands FROM Commercial TO Industrial on Schedule 4 Southwest Area Land Use Plan, and Schedule 17 Wellington Rd/Hwy 401 Land Use Designations;

b) the proposed by-law appended to the staff report dated November 28, 2022 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning FROM a Holding Associated Shopping Area Commercial (h-17\*ASA1/ASA2/ASA6) Zone TO a Holding Light Industrial (h-17\*LI6) Zone, and an Environmental Review (ER) Zone;

c) the Approval Authority BE REQUESTED to consider the following matters during the site plan process:

- lighting concerns, preference for lights facing downward;
- appropriate garbage and rest facilities to address the needs of the people using the facility;
- fencing; and,
- quality of the facility;

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

- S. Allen, MHBC;
- D. Gillis;
- A. Tipping;
- G. Dowler; and,
- F. Connor;

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, Industrial Place Type, Shopping Area Place Types, and Natural Heritage Features and Hazards;
- the recommended amendment conforms to the policies of the Southwest Area Secondary Plan and the 1989 Official Plan;
- the recommended amendment facilitates the development of a site within the Wellington Road/ Highway 401 Neighbourhood; and,
- the recommended amendment will delineate a natural heritage feature and ensure the appropriate environmental studies are completed. (2022-D08)

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, and D. Ferreira

Nays: (1): S. Hillier

**Motion Passed (14 to 1)**

20. (3.10) 952 Southdale Road West (OZ-9431) (Relates to Bill No.'s 10 and 23)

Motion made by: S. Lehman



That the following actions be taken with respect to the application by 1739626 Ontario Limited, relating to the property located at 952 Southdale Road West:

a) the proposed by-law appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend The London Plan to:

i) change the Place Type on a portion of the subject lands FROM the Green Space Place Type TO the Neighbourhoods Place Type and FROM the Neighbourhoods Place Type TO the Green Space Place Type on Map 1 – Place Types; and,

ii) modify the Provincially Significant Wetland Feature on Map 5 – Natural Heritage;

b) the proposed, revised by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM an Urban Reserve (UR2) Zone TO a Holding Residential R8 Special Provision Zone (h\*h-129\*R8-4(\_)) Zone, a Holding Residential R8 Special Provision Zone (h\*R8-4(\_)) Zone, a Holding Community Shopping Area Special Provision (h\*h-129\*CSA1(\_)) Zone a Holding Community Shopping Area Special Provision (h\*CSA1(\_)) Zone, and an Open Space (OS5) Zone;

it being noted to ensure the orderly development of the lands the following items will be addressed prior to the removal of the "h" holding provision/through the site plan approval process;

- Transportation – construction of a median to restrict access to the residential portion of the site to rights in/rights out, and to include a one-foot reserve along the Colonel Talbot Road frontage (excluding the access points);
- ensure all reports (Final Environmental Impact Study (EIS), Final Hydrogeological Assessment and Water Balance Analysis) are fully completed and accepted by Staff, and that restoration and compensation works are all carried out to the City's satisfaction;
- final EIS, Final Hydrogeological Assessment and Water Balance Analysis, Servicing Report, Floodline Analysis and Geotechnical Report for the proposed retaining wall be prepared to the satisfaction of the Upper Thames River Conservation Authority (UTRCA);
- a Section 28 Permit from the UTRCA will be required prior to finalizing the development agreement;

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:

- S. Allen, MHBC;
- P. Mills;
- K. Lake;
- R. Delurenits;
- H. Froussios, Zelinka Priamo Ltd., on behalf of the property owner at the southeast corner of Colonel Talbot Road and Southdale; and,
- C. Hindemit;

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, Neighbourhoods Place Type, Shopping Area Place Types, Specific Policy 1070C\_ and Natural Heritage Features and Hazards; and,
- the recommended amendment will delineate a natural heritage feature and ensure the appropriate buffers are in place to protect the features and ensure appropriate compensation and mitigation will be implemented at site plan. (2022-D08)

Motion made by: S. Lehman

Seconded by: S. Lewis

That the following amendment BE APPROVED to the associated by-law for 952 Southdale Rd. W.

Amend by adding the word “Maximum” in Section 2. a) iii) Density to the R8-4 Zone.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Lehman

Seconded by: A. Hopkins

That item 20, clause 3.10, as amended, BE APPROVED.

Yeas: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Peloza, and S. Hillier

Nays: (4): S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

**Motion Passed (11 to 4)**

Item 20, clause 3.10, as amended, reads as follows:

That the following actions be taken with respect to the application by 1739626 Ontario Limited, relating to the property located at 952 Southdale Road West:

a) the proposed by-law appended to the staff report dated November 28, 2022 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022 to amend The London Plan to:

i) change the Place Type on a portion of the subject lands FROM the Green Space Place Type TO the Neighbourhoods Place Type and FROM the Neighbourhoods Place Type TO the Green Space Place Type on Map 1 – Place Types; and,

ii) modify the Provincially Significant Wetland Feature on Map 5 – Natural Heritage;

b) the proposed, revised by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022

to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London (The London Plan, 2016)), to change the zoning of the subject property FROM an Urban Reserve (UR2) Zone TO a Holding Residential R8 Special Provision Zone (h\*h-129\*R8-4(\_)) Zone, a Holding Residential R8 Special Provision Zone (h\*R8-4(\_)) Zone, a Holding Community Shopping Area Special Provision (h\*h-129\*CSA1(\_)) Zone a Holding Community Shopping Area Special Provision (h\*CSA1(\_)) Zone, and an Open Space (OS5) Zone;

it being noted to ensure the orderly development of the lands the following items will be addressed prior to the removal of the “h” holding provision/through the site plan approval process;

- Transportation – construction of a median to restrict access to the residential portion of the site to rights in/rights out, and to include a one-foot reserve along the Colonel Talbot Road frontage (excluding the access points);
- ensure all reports (Final Environmental Impact Study (EIS), Final Hydrogeological Assessment and Water Balance Analysis) are fully completed and accepted by Staff, and that restoration and compensation works are all carried out to the City’s satisfaction;
- final EIS, Final Hydrogeological Assessment and Water Balance Analysis, Servicing Report, Floodline Analysis and Geotechnical Report for the proposed retaining wall be prepared to the satisfaction of the Upper Thames River Conservation Authority (UTRCA);
- a Section 28 Permit from the UTRCA will be required prior to finalizing the development agreement;

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:

- S. Allen, MHBC;
- P. Mills;
- K. Lake;
- R. Delurenits;
- H. Froussios, Zelinka Priamo Ltd., on behalf of the property owner at the southeast corner of Colonel Talbot Road and Southdale; and,
- C. Hindemit;

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, Neighbourhoods Place Type, Shopping Area Place Types, Specific Policy 1070C\_ and Natural Heritage Features and Hazards; and,
- the recommended amendment will delineate a natural heritage feature and ensure the appropriate buffers are in place to protect the features and ensure appropriate compensation and mitigation will be implemented at site plan. (2022-D08)

21. (4.1) Planning Application Process Changes due to Bill 109, the More Homes For Everyone Act, 2022

Motion made by: S. Lehman

That the staff report dated November 28, 2022 entitled "Planning Application Process Changes due to Bill 109, the More Homes for Everyone Act, 2022", BE RECEIVED for information. (2022-S11)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

8.2 1st Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 1st Report of the Corporate Services Committee BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. (1.2) Election of Vice Chair

Motion made by: S. Lewis

That Councillor S. Trosow BE APPOINTED Vice Chair for the term ending November 14, 2023.

**Motion Passed**

3. (2.1) Authorization for Temporary Borrowing (Relates to Bill No. 5)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on December 13, 2022, to authorize the temporary borrowing of certain sums to meet current expenditures of The Corporation of the City of London for the year 2023.

**Motion Passed**

4. (2.2) Amendments to the Travel and Business Expenses Council Policy (Relates to Bill No. 11)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated November 28, 2022 as Appendix "A" BE INTRODUCED at

the Municipal Council meeting to be held on December 13, 2022 to amend By-law No. CPOL.-227-479 being “A by-law to revoke and repeal Council policy related to Travel & Business Expenses and replace it with a new Council policy entitled Travel & Business Expenses” to repeal and replace Schedule “A” to the by-law.

**Motion Passed**

5. (2.3) 2021 Annual Reporting of Lease Financing Agreements

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the 2021 Annual Reporting of Lease Financing Agreements report BE RECEIVED for information.

**Motion Passed**

6. (2.4) Expropriation of Lands - Wellington Gateway Project Phase 1 (Relates to Bill No. 12)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, and on the advice of the Director, Realty Services, approval be given to the expropriation of land as may be required for the Wellington Gateway Project, and that the following actions be taken in connection therewith:

a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority, for the approval to expropriate the land required for the Wellington Gateway project;

b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*,

c) The Corporation of the City of London forward to the Chief Inquiry Officer any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and,

d) the proposed by-law as appended to the staff report dated November 28, 2022 as Schedule “B” BE INTRODUCED at the Council meeting on December 13, 2022 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

**Motion Passed**

7. (2.5) Declare Surplus - City-Owned Property - Part of Emerson Avenue at Baseline Road East

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 City-owned property described as a portion of the cul-de-sac at the south end of Emerson Avenue at Baseline Road East, described as the cul-de-sac fronting on 229, 230, 233 and 238 Emerson Avenue, Plan 914 London / Westminster, more particularly described as Parts 1 and 2, Plan 33R-21319, in the City of London (the "Subject Property"), the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and,
- b) the subject property BE TRANSFERRED to the abutting property owner, London Youth for Christ, in accordance with the City's Sale and Other Disposition of Land Policy.

**Motion Passed**

- 8. (2.6) Declare Surplus - City-Owned Property - Part of 181 Hamilton Road

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 City-owned property legally described as Part Lot 28, S Hamilton Road, N/E Grey Street, Plan 176 (E), in the City of London, County of Middlesex, being part of PIN # 08313-0062, municipally known as 181 Hamilton Road adjacent 580 Grey Street, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and,
- b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner in accordance with the City's Sale and Other Disposition of Land Policy.

**Motion Passed**

- 9. (2.7) Declare Surplus - City-Owned Property - Part of 108 Clarke Road

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 City-owned property legally described as Part Lot 17, Plan 761 designated as Parts 1, 2, 5 and 6, Plan 33R-11453, S/T Ease over Parts 1 and 2, Plan 33R-11453 as in LT361005; London Township and Part Lot 18, Plan 761 designated as Parts 9 and 10, Plan 33R-11453 London Township, known municipally as 108 Clark Road, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and,
- b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner in accordance with the City's Sale and Other Disposition of Land Policy in exchange for lands required for road widening along Clarke Road.

**Motion Passed**

10. (2.8) Human Resources Information System (HRIS) Implementation Partner Successful Proponent – RFP 2022-080

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Enterprise Supports, with the concurrence of representatives from Information Technology Services and Finance Supports, the following actions be taken with respect to the SAP SuccessFactors, Human Resources Information Systems (HRIS) Implementation:

- a) the proposal for implementation partnership, submitted by Price Waterhouse Coopers LLP (PWC), 99 Bank Street, Suite 710, Ottawa, Ontario, K1P 1E4 BE ACCEPTED in accordance with the 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 staff report dated November 28, 2022 as Appendix "A";
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase; and,
- d) the approval hereby given BE CONDITIONAL upon the City of London (The Corporation) entering a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

**Motion Passed**

11. (4.1) Development Charge Appeal

That, after convening as a tribunal under section 26 of By-law C.P.-1551-337 to hear a complaint under section 20 of the Development Charges Act 1997, S.O. 1997, c. 27, by Neil M. Smiley, Fasken Martineau DuMoulin LLP of the property located at 2365 Innovation Drive, regarding the development charges being appealed, as the amount should be adjusted to reflect the Industrial Development Charge rate and not Commercial on the subject property, as detailed in the attached Record of Proceeding, on the recommendation of the Tribunal, the complaint BE DISMISSED on the basis that the Tribunal finds that the amount of the development charge being applied were correctly determined and no error occurred in the application of the Development Charges By-law.

- 8.3 1st Report of the Community and Protective Services Committee

Motion made by: E. Pelosa

That the 1st Report of the Community and Protective Services Committee BE APPROVED, excluding item 8 (4.1).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice-Chair

Motion made by: E. Pelosa

That Councillor D. Ferreira BE APPOINTED Vice Chair of the Community and Protective Services Committee for the term ending November 14, 2023.

**Motion Passed**

3. (2.1) 2021 Ontario Works Participant and Service Delivery Profile

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated November 29, 2022, with respect to the 2021 Ontario Works Participant and Service Delivery Profile, BE RECEIVED. (2022-S11)

**Motion Passed**

4. (2.2) Award of Request for Proposal 2022-232 Group Purchasing Organization Services for City of London Long Term Care (Relates to Bill No. 6)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Social and Health Development, with the concurrence of the Director, Financial Services, the following actions be taken with respect to the staff report, dated November 29, 2022, related to the Award of Request for Proposal 2022-232 for Group Purchasing Organization Services for City of London Long Term Care:

a) the submission from SGP Purchasing Partner Network (SGP), owned and operating by Extendicare (Canada) Inc., 3000 Steeles Ave., Markham, Ontario, L3R 9W2, to purchase, at the City's sole discretion, required items for the Dearness Home, City Golf courses, City Hall Cafeteria, Storybook Gardens, Senior Centres and other Life Stabilization areas such as Discretionary Benefits, BE ACCEPTED for a contract term of two (2) years beginning January 1, 2023, with the option to renew three (3) additional one (1) year terms, in accordance with Section 12.2 b) of the Procurement of Goods and Services Policy;

b) proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022, to:

i) approve the Purchasing and Revenue Share Agreement, as appended to the above-noted by-law, between Extendicare



(Canada) Inc., carrying on business as SGP Purchasing Partner Network (SGP) and The Corporation of the City of London, commencing January 1, 2023, for the purpose of participating in a Purchasing and Revenue Share Program to receive a share of rebates received by the SGP on volume purchases of food products and other related services and products;

ii) authorize the Civic Administration to undertake all the necessary administrative acts in connection with this matter; and,

iii) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2022-S03)

**Motion Passed**

5. (2.3) 2022-2023 Winter Response Program and Action and Accountability Working Group Update

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated November 29, 2022, with respect to the 2022-2023 Winter Response Program and Action and Accountability Working Group Update, BE RECEIVED. (2022-S11)

**Motion Passed**

6. (2.4) London Fire Department Automatic Aid Agreement with Central Elgin Fire and Emergency Services (Relates to Bill No. 7)

Motion made by: E. Pelosa

That, on the recommendation of the Acting Fire Chief, with concurrence of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report, dated November 29, 2022, BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022, to:

- a) approve the Automatic Aid Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and The Corporation of the Municipality of Central Elgin regarding the provision of certain fire protection services by Central Elgin to specified areas within London; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted by-law. (2022-P16)

**Motion Passed**

7. (3.1) 4th Report of the Animal Welfare Community Advisory Committee

Motion made by: E. Pelosa

That the following actions be taken with respect to the 4th Report of the Animal Welfare Advisory Committee, from its meeting held on November 3, 2022:

- a) the following actions be taken with respect to the Animal Welfare Community Advisory Committee (AWCAC) 2022 Budget:

- i) M. Blosch, Acting Chair, BE GRANTED delegation status at the November 29, 2022 Community and Protective Services Committee (CPSC) meeting to advise CPSC on the AWAC request for the expenditure of it's budget; and,
  - ii) the full 2022 Budget expenditure of \$1,500 BE ALLOCATED for the purchase of bird-friendly window collision tape; it being noted that the AWCAC received the attached Sub-Committee Report with respect to the review of the 2022 AWCAC Budget; and,
- b) clauses 1.1, 2.1 to 2.3 and 5.1 to 5.6 BE RECEIVED.

**Motion Passed**

9. (4.2) Renaming of Paul Haggis Park

Motion made by: E. Pelozo

That the following actions be taken with respect to the communication, dated November 21, 2022, from Councillor E. Pelozo and Mayor J. Morgan, related to the Renaming of Paul Haggis Park:

- a) the Civic Administration BE DIRECTED to begin removing Paul Haggis' name from the city park located at 2875 Bateman Trail and to remove all related references from the City's website; and,
- b) the Civic Administration BE DIRECTED to subsequently begin the process of renaming this location, including consultation with residents in the vicinity;

it being noted that the above-noted communication from Councillor E. Pelozo and Mayor J. Morgan, as well as the communications, as appended to the Added Agenda, from J. Dunn, London Abused Women's Centre and K. O'Brien, with respect to this matter, were received. (2022-M04A)

**Motion Passed**

10. (4.3) 2022 Parkland Conveyance and Levy By-Law CP-9 Update (Relates to Bill No. 8)

Motion made by: E. Pelozo

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken, with respect to the staff report, dated November 29, 2022, related to an update on the 2022 Parkland Conveyance and Levy By-law CP-9:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on December 13, 2022, to require the conveyance of land for park or other public recreational purposes as a condition of the development or redevelopment of land within the City of London, or the payment of money in lieu of such conveyance (the "Parkland Dedication By-law"); it being noted that the by-law will come into force and effect January 1, 2023;
- b) the Civic Administration BE DIRECTED to undertake a comprehensive review of the Parkland Conveyance and Levy By-law, as required by the COVID-19 Economic Recovery Act, 2020 and the More Homes Built Faster Act, 2022; and,

c) the Civic Administration BE DIRECTED to undertake the next bi-annual Parkland Conveyance and Levy By-law CP-9 land values update to be completed by January 1, 2025;

it being noted that the delegation request from M. Wallace, London Development Institute, as appended to the Added Agenda, was withdrawn by Mr. Wallace. (2022-C01)

### **Motion Passed**

#### 8. (4.1) Animal Control By-Law

At 2:44 PM, His Worship Mayor J. Morgan, places Councillor E. Pelosa in the Chair.

At 2:45 PM, His Worship Mayor J. Morgan resumes the Chair.

At 3:33 PM, His Worship Mayor J. Morgan, places Councillor E. Pelosa in the Chair.

At 3:37 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: E. Pelosa

That the Civic Administration BE DIRECTED to prepare a staff report to be brought forward to the January 2023 Community and Protective Services Committee meeting with respect to a potential amendment to By-law PH-3, the Animal Control By-law, to permit the keeping of class 7 animals within the City of London, under such requirements as are recommended by the Civic Administration; it being noted that a draft by-law will be included with the staff report;

it being pointed out that the following individuals gave verbal delegations, with respect to this matter:

- B. Child, Reptilia;
- L. Longo, Aird & Berlis LLP;
- Dr. R. Murphy, Reptilia;
- M. Hamers, World Animal Protection;
- M. Blosh;
- J. Van Daele;
- F. Morrison;
- J. Woodyer, Zoocheck;
- Dr. C. Warwick;
- S. Tinney, Animal Justice;
- A.E. Nash, Colorado Reptile Humane Society;
- C. Kuijpers;
- R. Laidlaw, Zoocheck;
- M. Markham; and,
- M. Lerner, Lerner Lawyers;

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

- M. Lerner, Lerner Lawyers;
- B. Child, Reptilia;
- L. Longo, Aird & Berlis LLP;
- Dr. R. Murphy, Reptilia;
- M. Hamers, World Animal Protection;
- M. Blosh;
- J. Van Daele;
- K. Lomack;
- F. Morrison;

- J. Woodyer, Zoocheck;
- Dr. C. Warwick;
- S. Tinney, Animal Justice;
- L. White, Animal Alliance Canada;
- A.E. Nash, Colorado Reptile Humane Society;
- C. Kuijpers;
- R. Laidlaw, Zoocheck;
- M. Markham;
- Councillor P. Van Meerbergen;
- K. Smith;
- D. Brooks, Ontario SPCA and Humane Society;
- L. Jackson;
- S. Baisley;
- J. Winston;
- K. Sussman;
- B.K. MacKay; and,
- W. Brown. (2022-P14)

Motion made by: A. Hopkins

Seconded by: D. Ferreira

Motion to approve part a)

That clause 4.1 BE AMENDED following the words, “prepare a staff report” to add

"a) including any related previous recommendations; and

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): P. Cuddy

**Motion Passed (14 to 1)**

Motion made by: A. Hopkins

Seconded by: D. Ferreira

That clause 4.1 BE AMENDED by adding the follow new part b)

"b) an evaluation of both onsite and offsite programs;"

Yeas: (5): S. Trosow, A. Hopkins, S. Franke, E. Peloza, and D. Ferreira

Nays: (10): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, and S. Hillier

**Motion Failed (5 to 10)**

Motion made by: P. Van Meerbergen

Seconded by: S. Stevenson

That item 8, clause 4.1, as amended, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

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

**Motion Passed (13 to 2)**

Clause 4.1, as amended, reads as follows:

That the Civic Administration BE DIRECTED to prepare a staff report, including any related previous recommendations, to be brought forward to the January 2023 Community and Protective Services Committee meeting with respect to a potential amendment to By-law PH3, the Animal Control By-law, to permit the keeping of class 7 animals within the City of London under such requirements as are recommended by the Civic Administration; it being noted that a draft by-law will be included with the staff report;

it being pointed out that the following individuals gave verbal delegations, with respect to this matter:

- B. Child, Reptilia;
- L. Longo, Aird & Berlis LLP;
- Dr. R. Murphy, Reptilia;
- M. Hamers, World Animal Protection;
- M. Blosh;
- J. Van Daele;
- F. Morrison;
- J. Woodyer, Zoocheck;
- Dr. C. Warwick;
- S. Tinney, Animal Justice;
- A.E. Nash, Colorado Reptile Humane Society;
- C. Kuijpers;
- R. Laidlaw, Zoocheck;
- M. Markham; and,
- M. Lerner, Lerner's Lawyers;

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

- M. Lerner, Lerner's Lawyers;
- B. Child, Reptilia;
- L. Longo, Aird & Berlis LLP;
- Dr. R. Murphy, Reptilia;
- M. Hamers, World Animal Protection;
- M. Blosh;
- J. Van Daele;
- K. Lomack;
- F. Morrison;
- J. Woodyer, Zoocheck;
- Dr. C. Warwick;
- S. Tinney, Animal Justice;
- L. White, Animal Alliance Canada;
- A.E. Nash, Colorado Reptile Humane Society;
- C. Kuijpers;
- R. Laidlaw, Zoocheck;
- M. Markham;
- Councillor P. Van Meerbergen;
- K. Smith;
- D. Brooks, Ontario SPCA and Humane Society;
- L. Jackson;
- S. Baisley;

- J. Winston;
- K. Sussman;
- B.K. MacKay; and,
- W. Brown. (2022-P14)

Motion made by: S. Trosow  
 Seconded by: S. Stevenson

That the Council recess at this time, for 20 minutes.

**Motion Passed**

The Council recesses at 3:40 PM and resumes at 4:01 PM.

8.4 1st Report of the Civic Works Committee

Motion made by: C. Rahman

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

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (1.2) Election of Vice-Chair

Motion made by: C. Rahman

That Councillor H. McAlister BE ELECTED Vice-Chair of the Civic Works Committee for the term ending November 14, 2023.

**Motion Passed**

3. (2.1) 4th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 4th Report of the Environmental Stewardship and Action Community Advisory Committee, from its meeting held on November 2, 2022:

- a) the Working Group comments with respect to the Revised Notice of Planning Application for Draft Plan of Subdivision for the properties located at 3350, 3480 Morgan Avenue and 1363 Wharnccliffe Road South BE FORWARDED to M. Johnson, Senior Planner, for consideration; and,

- b) clauses 1.1, 2.1, 2.2, 3.1 to 3.3 and 6.1 BE RECEIVED.

**Motion Passed**

- 4. (2.2) 5th Report of the Integrated Transportation Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 5th Report of the Integrated Transportation Community Advisory Committee, from its meeting held on November 16, 2022:

- a) the following actions be taken with respect to the presentation, dated November 16, 2022, from J. Kelso, AECOM, related to the Southdale Road West Phase 2 Improvements – Southdale Road/Colonel Talbot Roundabout:
  - i) the Civic Administration BE REQUESTED to report back at a future meeting of the Integrated Transportation Community Advisory Committee, in a timely manner, to provide an update as to public comments received through the consultation, and any related design and/or implementation changes as a result; and,
  - ii) the above-noted presentation BE RECEIVED;
  
- b) the following actions be taken with respect to the staff report, dated March 1, 2022, related to the Mobility Master Plan Appointment of Consultant:
  - i) that the Master Mobility Plan Project Team BE REQUESTED to liaise with D. Foster, Chair, Master Mobility Plan Sub-Committee, with respect to matters related to the sub-committee activity; it being noted that D. Foster will also liaise with other sub-committees of the Integrated Transportation Community Advisory Committee; and,
  - ii) the above-noted staff report BE RECEIVED; and,
  
- c) clauses 1.1, 2.1, 2.3, 3.1 to 3.4 and 6.1 BE RECEIVED.

**Motion Passed**

- 5. (2.3) SS-2022-299 Single Source Contract Renewal: Navistar Original Equipment Manufacturer Replacement Parts

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report, dated November 29, 2022, related to the Single Source Contract Renewal: Navistar Original Equipment Manufacturer Replacement Parts (SS-2022-299):

- a) approval BE GIVEN to exercise the single source provisions of the Procurement of Goods and Services Policy under sections 14.4 (d) and (e) to renew the contract with Carrier Centers, 90 Enterprise Dr. London Ontario N6N 1A8 for the supply and delivery of Navistar

Original Equipment Manufacturer (OEM) replacement parts on City owned trucks for a one (1) year contract with an option to renew for five (5) additional years;

b) the negotiated price of 1% discount (net 30) off the Navistar National Pricing List for all Navistar inventoried and non-inventoried OEM parts BE ACCEPTED; it being noted that the Electronic National Price List is to be provided on a quarterly basis to the City of London Purchasing and Supply Division from Carrier Centers;

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

d) the approval, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2022-V01)

**Motion Passed**

6. (2.4) Contract Amendment: RFP21-38 CNG Side Loading Waste Collection Trucks

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report, dated November 29, 2022, related to a Contract Amendment for CNG Side Loading Waste Collection Trucks (RFP 21-38):

a) the Supply and Delivery of Compressed Natural Gas (CNG) Split and Single Stream Side Loading Waste Collection Trucks (RFP 21-38) contract value with Vision Truck Group BE INCREASED by \$110,000.00 to \$2,415,511.00 (excluding HST) in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this contract amendment; and,

c) the funding for this project BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report. (2022-V01)

**Motion Passed**

7. (2.5) 2025 One Water Development Charges Background Study Appointment of Consultant

Motion made by: C. Rahman

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated November 29, 2022, related to the



appointment of a consultant for the 2025 One Water Development Charges Background Study:

- a) Aquafor Beech Limited BE APPOINTED as the Consulting Engineer to complete the 2025 One Water Development Charges Background Study in the amount of \$465,814.80 (excluding HST) in accordance with their proposal and 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 assignment;
- d) the approval given herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-E13)

**Motion Passed**

8. (2.6) Vendor of Record Contract Award: Request for Proposal RFP-2022-170 - Rapid Transit Shelter Infrastructure

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated November 29, 2022, related to an award of contract for the Request for Proposal RFP-2022-170 – Rapid Transit Shelter Infrastructure project:

- a) Enseicom BE APPOINTED to undertake engineering and prototype fabrication, at an upset amount of \$563,496.55, including contingency (excluding HST), in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;
- b) the Civic Administration BE AUTHORIZED to appoint Enseicom as the Vendor of Record for fabrication, supply, and installation of rapid transit shelter infrastructure for periods of one (1) year for final engineering design and prototype works and three (3) years for fabrication, supply, and installation with an option for renewal based on positive performance and price;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approval given herein, BE CONDITIONAL upon the Corporation entering into a formal contract with Enseicom for this work;

e) the funding for the engineering completion and prototype works BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report; and,

f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2022-T03)

**Motion Passed**

9. (4.1) Mobility Master Plan Update

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated November 29, 2022, related to the development of the Mobility Master Plan:

a) the above-noted staff report BE RECEIVED for the purpose of providing Municipal Council with an update on the progress of the consultation for the Mobility Master Plan; and,

b) the following Vision and Guiding Principles for the development of the Mobility Master Plan BE APPROVED:

Vision Statement:

In 2050, Londoners of all identities, abilities and means will have viable mobility options to allow them to move throughout the city safely and efficiently, as well as providing connectivity to the Region. The movement of people and goods will be environmentally sustainable, affordable, and supportive of economic growth and development.

Guiding Principles:

- Environmentally Sustainable
- Equitable
- Financially Sustainable
- Healthy and Safe
- Integrated, Connected and Efficient. (2022-T03)

**Motion Passed**

8.5 3rd Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That Items 1 to 10, inclusive, of the 3rd Report of the Strategic Priorities and Policy Committee BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) London Community Grants Program Innovation and Capital Funding Allocations (2022) – Update

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the report dated December 6, 2022, titled “London Community Grants Program Innovation and Capital Funding Allocations (2022) - Update”, BE RECEIVED for information.

**Motion Passed**

3. (2.2) Investing in Canada Infrastructure Program Public Transit Stream (ICIP-PTS) – London Transit Commission Highbury Avenue Facility Demolition and Rebuild – Project 1

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports and the Deputy City Manager, Environment & Infrastructure with the concurrence of the General Manager, London Transit Commission, the following actions be taken:

a) the Civic Administration BE DIRECTED to submit London Transit Commission (LTC) Highbury Avenue Facility Demolition and Rebuild – Project 1 to the Investing in Canada Infrastructure Program Public Transit Stream (ICIP-PTS);

b) the budget for the project BE APPROVED in accordance with the Source of Financing Report as appended to the staff report dated December 12, 2022, as Appendix “A”; and,

c) the Civic Administration BE AUTHORIZED to carry out all budget adjustments required to establish the budget for the LTC Highbury Avenue Facility Demolition and Rebuild.

**Motion Passed**

4. (2.3) Confirmation of Appointment to the Argyle Business Improvement Area

Motion made by: S. Lewis

That the following individuals BE APPOINTED to the Argyle Business Improvement Area Board of Management for the term ending November 14, 2026:

Rob Graham, Chair, Jiffy Lube  
Carol Taylor-Wilks, Vice Chair, Carol Wilks Consultants  
Frank Boutzis, Treasurer, Easy Financial  
Chris Metron, Warehouse Guys  
Rob Aiken, Music Central  
Deborah Haroun, Children’s Place

Donna Moerenhout, Razor's Barber Shop  
Lina Marie Phillips, Craklins Fish and Chips

it being noted that the Strategic Priorities and Policy Committee received a communication dated November 25, 2022 from B. Mejia, Executive Director, Argyle BIA with respect to this matter.

**Motion Passed**

5. (2.4) Confirmation of Appointment to Downtown London

Motion made by: S. Lewis

That the following individuals BE APPOINTED to the London Downtown Business Association Board of Management for the term ending November 14, 2026:

Asaad Naeeli, Dos Tacos  
Bonnie Wludyka, Citi Plaza  
Carolyn Conron, Conron Law Professional Corp  
Keith Brett, ANNDining  
Kristin Neilson, Glen CORR Management Inc  
Marcello Vecchio, Farhi Holdings Corporation  
Michelle Giroux, Fanshawe College Downtown Campus  
Mike Pottruff, London Police Service  
Michaelanne Hathaway, Stache Fabric & Notions  
Nick Vander Gulik, Shoppers Drug Mart – Vander Guli Pharmacy Inc  
Scott Collyer, Empyrean Communications Resources LLC  
Steve Pellarin, London Small Business Centre  
David Ferreira, City of London Councillor

it being noted that the Strategic Priorities and Policy Committee received a communication dated November 23, 2022 from B. Maly, Executive Director, London Downtown with respect to this matter.

**Motion Passed**

6. (2.5) Confirmation of Appointment to the Hyde Park Business Improvement Association

Motion made by: S. Lewis

That the following individuals BE APPOINTED to the Hyde Park Business Improvement Association Board of Management for the term ending November 14, 2026:

Nancy Moffatt Quinn, Moffatt & Powell Rona  
Vickie Balazs, Jaydancin  
Terryanne Daniel, Synergy Centre  
Lorean Pritchard, ReDECOR Consignment  
Tom Delaney, Oxford Dodge  
Kelsey Watkinson, Curley Brewing Company

it being noted that the Strategic Priorities and Policy Committee received a communication from the Hyde Park Business Improvement Association with respect to this matter.

**Motion Passed**

7. (2.6) 8th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the 8th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on November 10, 2022 BE RECEIVED.

**Motion Passed**

8. (3.1) Tabling of the 2023 Annual Budget Update

Motion made by: S. Lewis

That the following actions be taken with respect to the Draft 2023-Tax-Supported Annual Update and the Draft Water and Wastewater Treatment Budgets Annual Update:

a) the Draft Budget documents BE REFERRED to the 2020-2023 Multi-Year annual budget update process; and,

b) the overview presentation, as appended to the added agenda, by the Deputy City Manager, Finance Supports with respect to the 2023 Budget Update BE RECEIVED;

it being noted that the following documents were provided to the Members, and are available on the City website: Draft Property Tax Supported Budget, 2023 Annual Update and Draft Water and Wastewater & Treatment, 2023 Annual Update.

**Motion Passed**

9. (4.1) Valerie Terejko - Bill 5 - Stopping Harassment and Abuse by Local Leaders Act, 2022

Motion made by: S. Lewis

That the Mayor BE DIRECTED to write to local MPPs, Premier Doug Ford and the Minister of Municipal Affairs and Housing, on behalf of the municipal council, in support of the proposed Bill 5; it being noted that the Association of Municipalities of Ontario will also be copied on this letter.

**Motion Passed**

10. (4.2) City of London Corporate Growth Projections 2021-2051

Motion made by: S. Lewis

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the City of London corporate growth forecast:

a) the staff report BE RECEIVED for information;

b) the revised final report by Watson and Associates Economists entitled "Population, Housing and Employment Growth Projection Study, 2021-2051", as appended to the staff report dated December 12, 2022 as Appendix "B", BE RECEIVED for information;

c) the Reference Scenario outlined in the final report prepared by Watson and Associates Economists entitled “Population, Housing and Employment Growth Projection Study, 2021-2051”, as appended to the staff report dated December 12, 2022 as Appendix “B”, BE ENDORSED for use as the City of London corporate growth forecast, including but not limited to use in forthcoming Planning Act and Development Charges Act initiatives; and,

d) the Civic Administration BE DIRECTED to report back to Council, through the Strategic Priorities and Policy Committee, in advance of the Ontario Government’s deadline, on options, approaches, and necessary investments required to achieve the City of London’s assigned housing target of 47,000 new homes;

it being noted that the Strategic Priorities and Policy Committee heard a delegation from C. Mettler and S. Levin, Urban League of London (attached), M. Wallace, Executive Director, London Development Institute and A. Valastro, with respect to this matter.

**Motion Passed**

## **9. Added Reports**

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

Motion made by: S. Lehman

Seconded by: S. Stevenson

Motion to approve the 2nd Report of Council in Closed Session, excluding item 4.

#### **1. Unifor Tentative Agreement**

That, on the recommendation of the Deputy City Manager, Enterprise Supports the attached Memorandum of Agreement dated September 27, 2022, and Agreed to Items dated June 21 and 22, 2022 concerning the 2022-2025 Collective Agreement for Unifor BE RATIFIED.

#### **2. Offer to Purchase Industrial Land – Innovation Park – Concept Millwork Corporation**

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned industrial land located in Innovation Park Phase I, being composed of Part of Block 3, Plan 33M-544 more specifically shown as Part 1 and Part 2, Plan 33R-21109, being part of PIN 081970291, located in the City of London, County of Middlesex, as outlined on the sketch attached hereto as Appendix “A”, the Agreement of Purchase and Sale (the “Agreement”), attached as Appendix “B”, submitted by Concept Millwork Corporation (the “Purchaser”) to purchase 3.84 acres of the subject property from the City, at a purchase price of \$672,000.00, reflecting a sale price of \$175,000.00 per acre BE ACCEPTED, subject to the conditions and terms set out in the Agreement.

#### **3. Acquisition – Buy Back of Industrial Land from 2842613 Ontario Ltd. – Innovation Industrial Park, Phase II**

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to industrial land located in Innovation Industrial Park, Phase II, containing an area of 6.0 acres Part of Block 1, Plan 33M-592, Parts 14 and 17, Plan 33R-20884, located in the City of London, County of Middlesex, as outlined on the sketch attached hereto as Appendix “C”, the following actions be taken:

- a) the Agreement of Purchase and Sale (the “Agreement”), attached as Appendix “B”, submitted by The Corporation of the City of London (the “Purchaser”) to repurchase 6.0 acres of the subject property from 2842613 Ontario Ltd., for the sum of \$378,000.00 BE ACCEPTED, subject to the terms and conditions set out in the agreement; and,
- b) the financing for the acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”.

5. Lease of City-Owned Land for Billboard Advertising

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the Lease Agreement between The Corporation of the City of London and Pattison Outdoor Advertising LP, by its general partner Pattison Outdoor Advertising Limited for the Lease of City-owned lands for billboard advertising, the Lease Amending Agreement (the “Lease”), attached as Appendix “A” between The Corporation of the City of London and Pattison Outdoor Advertising LP, by its general partner Pattison Outdoor Advertising Limited, for the lease of up to eight (8) locations as detailed in the agreement BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

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

Motion to approve item 4.

4. Property Acquisition – 2 Kennon Place – Wellington Gateway Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the property located at 2 Kennon Place, further described as Lot 10, Plan 449 (4th), being all of PIN 08357-0027 (LT), containing an area of approximately 2,475.00 square feet, as shown on the location map attached as Appendix “B”, for the purpose of future road improvements to accommodate the Wellington Gateway Project, the following actions be taken:

- a) the offer submitted by Dana Mary Jeanette Hewitt (the “Vendor”), to sell the subject property to the City, for the sum of \$430,500.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”; and
- b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: H. McAlister

Seconded by: E. Pelozo

That Introduction and First Reading of Bill No.'s 4 to the revised Bill No. 23 and Added Bill No.'s 24, 25 and 27, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: D. Ferreira

Seconded by: S. Lehman

That Second Reading of Bill No.'s 4 to the revised Bill No. 23 and Added Bill No.'s 24, 25 and 27, and excluding Bill No. 10, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: A. Hopkins

Seconded by: P. Van Meerbergen

That Third Reading and Enactment of Bill No.'s 4 to the revised Bill No. 23 and Added Bill No.'s 24, 25 and 27, excluding Bill No. 10 BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: P. Cuddy

Seconded by: S. Lewis

That Second Reading of Bill No. 10, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozo, D. Ferreira, and S. Hillier

Nays: (3): S. Trosow, A. Hopkins, and S. Franke

**Motion Passed (12 to 3)**

Motion made by: S. Stevenson

Seconded by: S. Lewis



That Third Reading and Enactment of Bill No. 10, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (3): S. Trosow, A. Hopkins, and S. Franke

**Motion Passed (12 to 3)**

Motion made by: C. Rahman

Seconded by: S. Stevenson

That Introduction and First Reading of Bill No. 26, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: A. Hopkins

Seconded by: S. Lehman

That Second Reading of Bill No. 26, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Motion made by: E. Pelozza

Seconded by: S. Lewis

That Third Reading and Enactment of Bill No. 26, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

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

|            |  |
|------------|--|
| Bill No. 4 | By-law No. A.-8305-4 - A by-law to confirm the proceedings of the Council Meeting held on the 13th day of December, 2022. (City Clerk)   |
| Bill No. 5 | By-law No. A.-8306-5 - A by-law to authorize the City Treasurer or Deputy Treasurer of The Corporation of the City of London to borrow certain sums to meet current expenditures of the Corporation for the year 2023. (2.1/1/CSC) |

|             |  |
|-------------|--|
| Bill No. 6  | By-law No. A.-8307-6 - A by-law to authorize and approve the Purchasing and Revenue Share Agreement between Extendicare (Canada) Inc. carrying on business as SGP Purchasing Partner Network (“SGP”) and The Corporation of the City of London, commencing January 1, 2023, for the purpose of participating in a Revenue Share Program to receive a share of rebates received by the SGP on volume purchases of food products and other related services and products. (2.2/1/CPSC) |
| Bill No. 7  | By-law No. A.-8308-7 - A by-law to approve the Automatic Aid Agreement between The Corporation of the City of London and The Corporation of the Municipality of Central Elgin; and to authorize the Mayor and Clerk to execute the Agreement. (2.4/1/CPSC)   |
| Bill No. 8  | By-law No. CP-25 - A by-law to require the conveyance of land for park or other public recreational purposes as a condition of the development or redevelopment of land within the City of London, or the payment of money in lieu of such conveyance (the “Parkland Dedication By-law”) (4.3/1/CPSC)  |
| Bill No. 9  | By-law No. C.P.-1512(bw)-8 - A by-law to amend The Official Plan relating to 4452 Wellington Road South. (3.9a/1/PEC)  |
| Bill No. 10 | By-law No. C.P.-1512(bx)-9 - A by-law to amend The Official Plan relating to 952 Southdale Road West. (3.10a/1/PEC)  |
| Bill No. 11 | By-law No. CPOL.-227(b)-10 - A by-law to amend By-law No. CPOL.-227-479 as amended, being “A by-law to revoke and repeal Council policy related to Travel & Business Expenses and replace it with a new Council policy entitled Travel & Business Expenses” to repeal and replace Schedule A. (2.2/1/CSC)  |
| Bill No. 12 | By-law No. L.S.P.-3505-11 - A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Wellington Gateway Project. (2.4/1/CSC)  |
| Bill No. 13 | By-law No. L.S.P.-3506-12 - A by-law to designate 634 Commissioners Road West to be of cultural heritage value or interest (2.5/16/PEC – 2022)   |
| Bill No. 14 | By-law No. S.-6210-13 - A by-law to assume certain works and services in the City of London. (North Longwoods Phase 3A; 33M-582) (Deputy City Manager, Environment and Infrastructure)   |
| Bill No. 15 | By-law No. Z.-1-233070 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3195, 3207 White Oak Road and 2927 Petty Road. (3.1/1/PEC)   |
| Bill No. 16 | By-law No. Z.-1-233071 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2846 and 2870 Tokala Trail. (3.2/1/PEC)  |
| Bill No. 17 | By-law No. Z.-1-233072 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 870-922 Medway Park Drive. (3.3/1/PEC)   |
| Bill No. 18 | By-law No. Z.-1-233073 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 338 Boler Road. (3.4/1/PEC)  |

|             |   |
|-------------|---|
| Bill No. 19 | By-law No. Z.-1-233074 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 6092 Pack Road. (3.5/1/PEC)   |
| Bill No. 20 | By-law No. Z.-1-233075 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 931-1225 Southdale Road East. (3.6/1/PEC)   |
| Bill No. 21 | By-law No. Z.-1-233076 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 307 Sunningdale Road East. (3.8/1/PEC)  |
| Bill No. 22 | By-law No. Z.-1-233077 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4452 Wellington Road South. (3.9b/1/PEC)  |
| Bill No. 23 | By-law No. Z.-1-233078 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 952 Southdale Road West. (3.10b/1/PEC)  |
| Bill No. 24 | By-law No. A.-8309-14 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Concept Millwork Corporation, for the sale of City owned industrial land located in Innovation Park Phase I, being composed of Part of Block 3, Plan 33M-544, more specifically shown as Part 1 and Part 2, Plan 33R-21109, being part of PIN 081970291, located in the City of London County of Middlesex, containing an area of approximately 3.84 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/1/CSC) |
| Bill No. 25 | By-law No. A.-8310-15 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and 2842613 Ontario Ltd., for the re-purchase of industrial land located in Innovation Park Phase II being composed of Part of Block 1, Plan 33M-592, Parts 14 and 17, Plan 33R-20884, City of London, located in the City of London, County of Middlesex, containing an area of approximately 6.0 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.3/1/CSC)   |
| Bill No. 26 | By-law No. A.-8311-16 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Dana Mary Jeanette Hewitt, for the acquisition of the property located at 2 Kennon Place, in the City of London, for the Wellington Gateway Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.4/1/CSC)  |
| Bill No. 27 | By-law No. A.-8312-17 - A by-law to authorize and approve a Lease Amending Agreement between The Corporation of the City of London and Pattison Outdoor Advertising LP, by its general partner Pattison Outdoor Advertising Limited for billboard advertising, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.5/1/CSC)   |

#### 14. Adjournment

Motion made by: P. Cuddy  
 Seconded by: S. Stevenson

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting is adjourned at 4:26 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk