

Agenda Including Addeds

Community and Protective Services Committee

The 7th Meeting of the Community and Protective Services Committee

April 12, 2023

4:00 PM

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

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

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

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

Members

Councillors E. Pelozza (Chair), S. Stevenson, J. Pribil, C. Rahman, D. Ferreira, Mayor J. Morgan

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

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Accessibility Community Advisory Committee

Report

The 3rd Meeting of the Accessibility Community Advisory Committee
March 23, 2023

Attendance PRESENT: P. Moore (Acting Chair), M. Bruner-Moore, U. Iqbal, S. Mahipaul, A. McGaw, M. Papadakos, J. Peaire, B. Quesnel, P. Quesnel and D. Ruston and J. Bunn (Committee Clerk)

ALSO PRESENT: S. Corman, M. Dellamora, J. Michaud, R. Morris and M. Stone

ABSENT: A. Garcia Castillo, N. Judges, J. Menard, K. Pereyaslavka and C. Waschkowski

The meeting was called to order at 3:02 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Foxfield Spray Pad

That it BE NOTED that the presentation, as appended to the Agenda, from J. Michaud, Landscape Architect, with respect to the Foxfield Spray Pad, was received.

2.2 City of London 2022-2026 Accessibility Plan

That it BE NOTED that the City of London 2022-2026 Accessibility Plan, as appended to the Agenda, was received; it being noted that the Accessibility Community Advisory Committee endorses the above-noted Accessibility Plan.

3. Consent

3.1 2nd Report of the Accessibility Community Advisory Committee

That it BE NOTED that the 2nd Report of the Accessibility Community Advisory Committee, from its meeting held on February 23, 2023, was received.

3.2 Notice of Public Meeting - Official Plan and Zoning By-law Amendments - 1407-1427 Hyde Park Road (at South Carriage Road)

That it BE NOTED that the Public Meeting Notice, dated March 8, 2023, from C. Parker, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 1407-1427 Hyde Park Road (at South Carriage Road) was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

None.

6. Adjournment

The meeting adjourned at 3:55 PM.

Report to Community and Protective Services Committee

To: Chair and Members
Community and Protective Services Committee
From: Scott Mathers, MPA, P. Eng., Deputy City Manager
Planning and Economic Development
Subject: Property Standards Related Demolitions
Date: April 12, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the attached by-law (Appendix 'A') **BE INTRODUCED** at the Council meeting on **April 25, 2023**, it being noted that the effect of the by-law will be to permit the City of London to take necessary actions, including the potential demolition of the buildings and structures at the following locations: **689 Hamilton Road, 253, 255, and 257 Grey Street, and 520 South Street.**

Summary

The request for demolition approval is intended as a near-to-last effort to motivate property owners to address ongoing property standards, neighbourhood nuisance, safety, and quality of life issues. While demolition may be the ultimate outcome, Staff continue to find alternative solutions for these vacant buildings. All associated inspection, maintenance, and potential demolition costs are invoiced to the property owner from the time the building is identified as vacant until the ultimate demolition of the property. The properties reported herein have been neglected for several years and the request for demolition approval represents the next step in the compliance process.

Link to the Corporate Strategic Plan

Implement existing by-laws with a risk-based protocol focusing on the municipal for the purpose(s) of public safety and neighbourhood stability.

Background Information

City Council Policy directs that when a Property Standards Order is not complied with, the Director of Municipal Compliance may have the property demolished once the matter has been reported to Council, and Council has passed a by-law approving of the potential demolition.

It should be noted that a Council endorsement, and subsequent by-law, does not circumvent an owner's responsibilities under the Vacant Buildings By-law, nor the steps taken by Staff to compel owners to take care of their own properties through the available tools. The by-law gives Civic Administration additional leverage to bring the property into compliance and the ability to begin the process of preparing a property for demolition if that is the ultimate outcome.

Property Information

689 Hamilton Road

The building at 689 Hamilton Road is a purpose-built commercial building that served as a gas station from 1947 until the late 1960s when it was converted to a restaurant. It has a footprint of approximately 163m² (1,800 sq ft) and the original building is two-storeys of concrete block with a wooden gable added to the north side. Until mid-2020 it was operating as a restaurant (Kentucky Fried Chicken) and it has been vacant since late 2020. The site is in Ward 1, the Hamilton Road Business Improvement Area, and the Hamilton Road Planning District.

The building is not within a Conservation Authority Regulated Area (floodplain). The building is listed on the Register of Cultural Heritage Resources as having interest, but it is not yet designated. Further evaluation is necessary to determine if a heritage listed property demonstrates sufficient cultural heritage value or interest to warrant conservation and designation pursuant to the Ontario Heritage Act. This will be a decision of Council.



689 Hamilton Road - Front – March 20, 2023



689 Hamilton Road – East side

The property owner was informed by Registered Mail in December 2021 that the building had been identified vacant by the City's Multi-Agency Vacant Building Initiative. There was no response.

After a year of monitoring, in January of 2023 a letter was sent by Registered Mail to the owner, requesting confirmation of the vacancy, proof of insurance, and contact information for the owner and/or their agent. There was no response.

A Property Standards Order was issued, and this Order included a "Schedule of Repairs" outlining all the violations and subsequent exterior repairs necessary to bring the property up to standard. Property Standards Orders are registered on the title of the property to ensure Orders carry forward if the buildings are subsequently sold.

A Demolition Initiation Letter has been sent to the owner to inform them of the confirmation of the Property Standards Order(s) and states that due to inaction, and the ongoing concerns for public safety, Civic Administration may seek to have the buildings demolished at the owner's expense.

Staff are now seeking Council's permission to pursue a Property Standards Compliance course of action which could result in demolition. This action is taken with the understanding that a Cultural Heritage Evaluation Report shall be completed to evaluate the heritage value of the building, and to have the building removed from the list, or designated by Council, prior to demolition being undertaken.

253, 255, 257 Grey Street

The three individual residential buildings at 253, 255, and 257 Grey Street have been vacant for some time but have recently fallen into disrepair and become public nuisances. The buildings at 253 and 255 Grey Street are one-and-a-half-storeys and the building at 257 Grey Street is a two-storey building. The buildings were constructed in the early 1920s. Two are brick and one is sided, and they have about the same 91m² (1,000 sq ft) footprint. There have been recent fire occurrences at this location.

The buildings are in Ward 13 and are within the Central London Planning District. They are not considered Heritage Resources nor are they within the Conservation Authority Regulated Area (floodplain). In 2018, the land on which the buildings are located, was part of a Zoning By-law Amendment, in conjunction with 147 Wellington St., which approved development of a 246 unit, 18-storey residential apartment building. Since then, the site - including the subject properties - was sold and the new owners applied for Site Plan Consultation in 2022 to develop the apartment building. Development as proposed would require the demolition of all buildings on the subject site, including the subject properties on Grey Street.

Registered Mail was sent in February of 2019 indicating that 255 Grey St had been deemed vacant by the City's Multi-Agency Vacant Building Initiative. There was no response by the owner, and property ownership changed around this time. On March 16th, Vacant Building Initiative Letters were sent for the three properties, informing the new owner of their responsibilities under the Vacant Building By-law, and that the buildings will be added to the Vacant Building Registry.

As well, three separate Property Standards Orders were issued for the subject properties. The Orders included a "Schedule of Repairs" outlining all the violations and subsequent exterior repairs necessary to bring the properties up to standard. Property Standards Orders are also registered on the title of the land(s) to ensure the Orders carry forward if the buildings are subsequently sold.



257-253 Grey St (from left to right) – October 2022 (Source: Google Street View)



253-257 Grey Street, rear (from left to right) – March 20, 2023

Demolition Initiation Letters have been sent to the owners to inform them of the Property Standards Order(s) which state that due to inaction, and the ongoing concerns for public safety, Civic Administration may seek to have the buildings demolished at the owner's expense.

520 South Street

The building at 520 South Street is a vacant residential structure that is in severe disrepair. The one-storey Ontario cottage was constructed circa 1873 and it has a footprint of approximately 140m² (1,500 sq ft). The property is in Ward 13 and in the Central London Planning District.

The building is not within a Conservation Authority Regulated Area (floodplain). The building is listed on the Register of Cultural Heritage Resources as having interest, but it is not yet designated. Further evaluation is necessary to determine if the listed heritage property demonstrates sufficient cultural heritage value or interest to warrant

conservation and designation pursuant to the Ontario Heritage Act. This will be a decision of Council.



520 South Street – Front – March 20, 2023



520 South St – March 20, 2023

The property has been the subject of multiple Work Orders and complaints due to untidy lot, storage of vehicles, etc. over the years. In 2002 the property was rezoned along

with a portion of 514 South St to the west, to permit development of the site at a higher density (75u/ha) and height (10m) than the surrounding lands (Z-6273).

A Property Standards Order was issued, and this Order included a “Schedule of Repairs” outlining all the violations and subsequent exterior repairs necessary to bring the property up to standard. The Order was registered on the title of the property, with no acknowledgement by the owner.

Staff are now seeking Council’s permission to pursue a Property Standards Compliance course of action which could result in demolition. This action is taken with the understanding that a Cultural Heritage Evaluation Report would need to be completed to evaluate the heritage value of the building, and to have it removed from the list or designated by Council, prior to demolition being undertaken.

Conclusion

As indicated, Staff have undertaken several inspections and actions at these locations to ensure the buildings described herein are maintained and secured. Notwithstanding these efforts no actions have been taken by the landowner(s) to comply with Property Standards Orders.

Based on the evidence herein, Civic Administration is recommending the vacant abandoned buildings be considered for demolition due to matters of public safety and neighbourhood quality of life matters.

Prepared by: **Orest Katolyk, MPL, MLEO(C),
Director, Municipal Compliance**

Recommended by: **Scott Mathers, MPA, P. ENG., Deputy City Manager,
Planning and Economic Development**

Appendix "A"

Bill No.
2023

By-law No.

A By-law to approve the potential demolition of vacant buildings at 689 Hamilton Road, 253, 255, and 257 Grey Street, and 520 South Street under the Property Standards provisions of the Building Code Act.

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

AND WHEREAS section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

AND WHEREAS Council has passed Property Standards By-law CP-16 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

AND WHEREAS section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant, or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

AND WHEREAS section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

AND WHEREAS Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

AND WHEREAS a Property Standards Order has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

AND WHEREAS the City's Chief Municipal Law Enforcement Officer has reported to Council setting out the reasons for the proposed demolition;

AND WHEREAS Municipal Council may wish to cause the property to be demolished;

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

1. The potential demolition of the abandoned buildings in the City of London (listed below) is approved and the properties may be cleared of all identified buildings, structures, debris, and refuse and left in a graded and levelled condition in accordance with the *City of London Property Standards By-law* and the *Ontario Building Code Act* if required. The municipal addresses of the properties are:

- 689 Hamilton Road, London, ON
- 253 Grey Street, London, ON
- 255 Grey Street, London, ON
- 257 Grey Street, London, ON
- 520 South Street, London ON

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on _____, 2023

Josh Morgan,
Mayor

Michael Schulthess
City Clerk

First reading - _____, 2023
Second reading - _____, 2023
Third Reading - _____, 2023

Good Morning,

Please see the attached correspondence on behalf of Space Rider Corporation, owner of 253, 255, 257 Grey St, relating to Item 2.2 (Property Standards Related Demolitions) on the Agenda for the April 12th CPSC meeting. Please confirm receipt of the attached correspondence at your earliest convenience and advise if we are able to address the Committee on this matter to answer any questions.

If you have any questions, please do not hesitate to contact me.

Regards

Harry

Harry Froussios, BA, MCIP, RPP

Principal Planner

ZELINKA PRIAMO LTD.



Zelinka Priamo Ltd.

LAND USE PLANNERS

Sent via email

April 7, 2023

Chair Pelozza and Committee Members
Community and Protective Services Committee
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Michael Schulthess, City Clerk

RE: Property Standards Related Demolitions
253, 255, 257 Grey Street
Our File: SRC/LON/22-01

We are the planning consultants for Space Rider Corporation, current owner of the above-noted lands ("subject lands"). Within the last few days, it has come to our attention that the City is considering taking action for the potential demolition of the three residential buildings currently located on the subject lands.

Unfortunately, our client was unaware of the City's action as well as previous correspondence sent by the City to the previous owner(s), as referenced in the Staff Report. The subject lands, together with 147 & 149 Wellington Street, were purchased on April 1, 2022 for the purpose of constructing an 18-storey mixed use building, and are in the process of applying for Site Plan Approval during the week of April 10th; and securing minor variances for the proposed development on April 13th (see attached Notice of Public Hearing). The proposed development would include demolition of the three residential buildings. Our client is aware of the substandard state of the buildings, but had not yet formally applied for demolition permit. However, upon being notified of the City's intent to demolish the buildings, our client has taken immediate action to rectify the situation.

We prepared and submitted Required Clearances for Demolition Permit forms, on behalf of our client, for all three buildings on April 6th, and received immediate response from the Manager, Heritage Community Planning that none of the buildings were either Designated under the Ontario Heritage Act, or Listed on the Register of Cultural Heritage Resources. Our client will now proceed to make arrangements with the various agencies and Utilities offices to secure the necessary clearance approvals in order to secure the demolition permits.

Based on the above information, we respectfully request that the subject lands be removed from the proposed By-law that will be brought forward for consideration at the April 12th CPSC meeting. We appreciate your consideration of the above, and please advise if you require additional information prior to the April 12th meeting to support our request.

On behalf of our client, we apologize for any inconvenience regarding this matter. Should you have any questions or require additional information, please feel free to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'H. Froussios'.

Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. Space Rider Corporation
Orest Katolyk, Director of Municipal Compliance



300 Dufferin Ave
 P.O. Box 5035
 London, ON
 N6A 4L9

REVISED

March 22, 2023

**LONDON COMMITTEE OF ADJUSTMENT
 SUBMISSION NO. A.032/23**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45(1) OF THE PLANNING ACT, R.S.O
 1990**

OWNER:

Space Rider Corporation
 c/o Jenny Grace
 18 Donino Avenue
 Toronto, ON M4N 2W5

AGENT:

Zelinka Priamo Limited
 c/o Matt Litwinchuk
 318 Wellington Road
 London, ON N6C 4P4

WARD: 13

LOCATION: 147-149 Wellington Street and 253-257 Grey Street,

147-149 Wellington Street: PLAN NIL LOT 1 PT LOT 2 S/S GREY ST W PT LOT 1 N/S HILL ST W RP33R14740 PARTS 4 AND 5. **257 Grey Street:** PLAN NIL PT LOT 2 S/S GREY RP33R14740 PART 3 IRREG 0.10AC 31.48FR 134.00D. **255 Grey Street:** PLAN NIL PT LOT 2 S/S GREY RP33R14740 PART 2 REG 3819.00SF 28.50FR 134.00D. **253 Grey Street:** PLAN NIL PT LOT 2 S/S GREY RP 33R14740 PART 1

PURPOSE: To permit an increase to the maximum density, lot coverage, front yard balcony encroachment and reduction in parking stalls for a proposed apartment building.

VARIANCE REQUEST:

1. To permit a maximum lot coverage of 36% whereas 31% is the maximum lot coverage permitted.
2. To permit a maximum density of 632 units per hectare whereas a maximum density of 560 units per hectare is permitted.
3. To permit 172 parking stalls whereas 197 parking stalls are required.
4. To permit a front yard balcony encroachment of 0.0m whereas balconies are to project no closer than 3.0m to the lot line.

ZONING:
 BDC

THE LONDON PLAN:
 Rapid Transit Corridor place
 type

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Thursday April 13, 2023, no earlier than 1:30 p.m., to respond to any inquiries raised by members of the Committee or by the public., this Hearing will be held electronically as City Hall is temporarily closed to the public for meetings of the Committee. The Applicant and/or Authorized Agent, and members of the public for meetings of the Committee. The Applicant and/or Authorized Agent, and members of the public can participate in this Hearing by computer, mobile device, or telephone audio.

Presentations must be submitted electronically to CoAsubmit@london.ca 1 week prior to the Committee of Adjustment Hearing Date. If the presentation is large, please email CoAsubmit@london.ca and request a large file transfer request.

Members of the public are required to pre-register by 4:30 p.m. the day prior to this Hearing to be given information to connect to the electronic Zoom meeting. To register by phone (519) 930- 3500 or emailing CoAregister@london.ca

Members of the public can also participate by submitting written comments to the Committee prior to this Hearing. Written comments may be submitted to the Secretary – Treasurer by emailing CoAsubmit@london.ca prior to the Hearing, and all personal information and comments will become part of the public record.

NOTE:

COMMITTEE IS REQUIRED UNDER PROVISION OF THE PLANNING ACT OF ONTARIO, TO GIVE NOTICE OF THIS APPLICATION TO ALL ASSESSED PROPERTY OWNERS OF LAND LYING WITHIN 60 METRES (200 FEET) OF THE SUBJECT LAND.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER. This will also entitle you to be advised of a possible Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the London Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister or a specified person or public body.

Secretary – Treasurer
London Committee of Adjustment
The Corporation of the City of London
Phone: 519-930-3500
CoAsubmit@london.ca www.london.ca

Notice of Collection of Personal Information

The personal information collected on this form is collected under the authority of the Municipal Act, 2001, S.O. 2001, c. 25 and the Planning Act R.S.O. 1990, c. P.13, s.44 and will be used to consider applications for minor variances, permissions, and consents. The written submissions, including names and contact information will form part of the public record and will be made available to the public. Questions about this collection should be addressed to: Manager, Planning Implementation, Planning and Economic Development at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-930-3500, email: CoAsubmit@london.ca

Accessibility

Alternate accessible formats or communication supports are available upon request.
Please contact the Secretary-Treasurer before April 6, 2023

Report to Community and Protective Services Committee

To: Chair and Members,
Community and Protective Services Committee

From: Anna Lisa Barbon, Deputy City Manager, Finance Supports
Cheryl Smith, Deputy City Manager, Neighbourhood and
Community-Wide Services

Subject: RFP-2022-309 Prime Consulting Services for the New Fire
Station No. 15

Date: April 12, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports and Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the Request for Proposal Prime Consulting Services for the New Fire Station No. 15 (RFP-2022-309):

- a) The proposal submitted by Cornerstone Architecture Incorporated, 110-700 Richmond Street, London, Ontario, N6A 5C7, for the Prime Consultant Services for the New Fire Station No. 15 project for a fee of \$421,285.00 excluding HST **BE ACCEPTED**; it being noted that the evaluation team determined the proposal submitted by Cornerstone Architecture Incorporated provided the best technical and financial value to the Corporation, met the City's requirements in all areas and acceptance is in accordance with section 15.2 of the Procurement of Goods and Services Policy;
- b) The financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached as Appendix "A";
- c) The Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in connection with the project;
- d) The approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) The Mayor and the City Clerk **BE AUTHORIZED** to execute a contract or any other documents, if required, to give effect to these recommendations.

Executive Summary

This report is submitted to seek Council approval to enter into a formal contract with Cornerstone Architecture Incorporated for Prime Consulting Services for the design of the New Fire Station No. 15.

Linkage to the Corporate Strategic Plan

The London Fire Department's Station 15 project is aligned with the following strategic areas of focus and outcomes from the City of London Strategic Plan 2019-2023:

Strengthening our Community

- Londoners have access to the services and supports that promote well-being, health, and safety in their neighbourhoods and across the city.

Building a Sustainable City

- London's growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- [Land Allocation – Fire Station No.15 Innovation Drive](#)

1.2 Context

In 2017, Council approved capital funding to construct a fire station in the southeast area of the city in order to provide reasonable response times to that area as it grows. Residential areas were continuing to expand toward the east from Summerside subdivision and businesses were expected to continue to occupy Innovation Park Research. In 2018, Council approved a portion of the City owned land located between 2395 and 2455 Innovation Drive be allocated for future use as Fire Station No. 15.

New Station 15, located at 2340 Old Victoria Road, will serve southeast London. Residential growth within the Old Victoria subdivision and Summerside (both within Jackson Planning District east of Highbury Ave) is expected to reach 5,000 units in the next 10 years. It is estimated that residential growth within Argyle, Glen Cairn, Hamilton Road and Jackson (all areas impacted by the current stations and the new station), will increase by more than 1,769 units by 2024. This location will also provide coverage for the growing industrial areas and Highway 401. With the increasing call volume per population increase, the addition of this new station becomes essential to properly meet the expectations of the residents and businesses in the above noted areas.

When the Climate Emergency lens was applied during planning discussions for the construction of Station 15, it was decided that this should be a “green build” based on passive house principles to reduce the London Fire Department’s carbon footprint and to set a standard for future station builds and retrofits.

The design of the new fire station will be based on the following principles:

1. Keeping in line with the Fire Master Plan recommendation to reduce costs through the development of a standardized station design, it is the Department’s vision to replicate the functional program used for Fire Station 11, with some modification due to differing operational needs;
2. Within the capital budget and the London Fire Department’s operational design principles, incorporate the City of London’s Urban Design Guidelines;
3. Incorporate within the design, where applicable, accessibility for individuals with disabilities through the City’s Facility Accessibility Design Standards (FADS), including Accessibility for Ontarians with Disabilities Act (AODA) standards; and,
4. Design and construct using LEED principles, net zero and Passive House Institute (PHI) standards for an energy efficient fire station.

2.0 Discussion and Considerations

A Request for Pre-Qualification 2022-209 was issued September 15, 2022. The responses from nine (9) architectural firms were received October 6, 2022 and were reviewed and evaluated by staff from Fleet & Facilities and the London Fire Department. Seven (7) firms’ qualifications were found to be acceptable.

Request for Proposals RFP-2022-309 was issued February 1, 2023, to the seven (7) pre-qualified firms. Their responses were received March 2, 2023, and evaluated by staff from Fleet & Facilities and the London Fire Department against the following criteria:

- Prime consultant corporate profile;
- Subconsultant corporate profile;
- Project team;

- Project Methodology and commitment to schedule;
- Design philosophy; and,
- Quality and completeness of submission.

The proposal submitted by Cornerstone Architecture Incorporated was deemed to provide the best technical and financial value to the Corporation and it is recommended that they be awarded a contract for the work in accordance with section 15.2 of the Procurement of Goods and Services Policy.

Based on current timelines, construction is scheduled to commence in the Spring of 2024 with completion planned for the Spring of 2025.

3.0 Financial Impact/Considerations

The proposal for design services submitted by Cornerstone Architecture Incorporated for the New Fire Station No. 15 project totals \$421,285.00. Funding to cover the costs of this contract are accommodated within the Fire capital budget. There are no additional operating costs associated with the award of this contract.

Conclusion

It is recommended that Council award a contract with Cornerstone Architecture Incorporated for the design services for the New Fire Station 15.

Prepared by: Ashley Howard, Manager Facilities Capital Projects, Fleet & Facilities

Submitted by: Richard Hayes, Acting Fire Chief, London Fire Department

Lynda Stewart, Director, Fleet & Facilities

Recommended by: Cheryl Smith, Deputy City Manager, Neighbourhood and Community-Wide Services

Anna Lisa Barbon, Deputy City Manager, Finance Supports

c: Steve Mollon, Senior Manager, Purchasing and Supply, Finance Supports
 Doug Drummond, Financial Business Administrator, Finance Supports
 Katerina Barton, Manager, Finance & Planning, London Fire Department
 Ashley Howard, Manager Capital Projects, Fleet & Facilities
 Jim Moore, Technologist II, Fleet & Facilities

Appendix A

Source of Financing

Appendix "A"

#23068

April 12, 2023

(Award Contract)

Chair and Members

Community and Protective Services Committee

RE: RFP-2022-309 Prime Consulting Services for the New Fire Station No. 15

(Work Order 2554411)

Capital Project FS1087 - Fire Station 15 - New Station

Cornerstone Architecture Incorporated - \$421,285.00 (excluding HST)

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this project can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, and Deputy City Manager, Neighbourhood and Community-Wide Services, the detailed source of financing is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
Engineering	438,367	9,667	428,700	0
Land Acquisition	421,633	0	0	421,633
Construction	2,996,600	0	0	2,996,600
Total Expenditures	\$3,856,600	\$9,667	\$428,700	\$3,418,233
Sources of Financing				
Debenture Quota (Note 2)	1,361,380	3,412	151,331	1,206,636
Drawdown from City Services - Fire Reserve Fund (Development Charges) (Note 1)	452,900	6,255	277,369	169,277
Debenture Quota (Serviced through City Services - Fire Reserve Fund (Development Charges)) (Note 1 and 2)	2,042,320	0	0	2,042,320
Total Financing	\$3,856,600	\$9,667	\$428,700	\$3,418,233

Financial Note:

Contract Price	\$421,285
Add: HST @13%	54,767
Total Contract Price Including Taxes	476,052
Less: HST Rebate	-47,352
Net Contract Price	\$428,700

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

Note 2: Note to City Clerk: Administration hereby certifies that the estimated amounts payable in respect of this project does not exceed the annual financial debt and obligation limit for the Municipality from the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02 made under the Municipal Act, and accordingly the City Clerk is hereby requested to prepare and introduce the necessary by-laws.

An authorizing by-law should be drafted to secure debenture financing for project FS1087-Fire Station 15 - New Station for the net amount to be debentured of \$3,403,700.00.

Jason Davies
Manager of Financial Planning & Policy

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Report to Community and Protective Services Committee

To: Chair and Members
Community and Protective Services Committee

From: Kevin Dickins, Deputy City Manager, Social and Health
Development

Subject: 2022-2023 Winter Response and Community Accountability
Working Group Funding Reallocation Request

Date: April 12, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to 2022-2023 Winter Response and Community Accountability Working Group Funding Reallocation Request report that;

- a) One-time contract amendment as per the Corporation of The City of London Procurement of Goods and Services Policy Section 20.3.e **BE APPROVED** for London Cares at a total estimated cost of up to \$92,500,
- b) One-time contract amendment as per the Corporation of The City of London Procurement of Goods and Services Policy Section 20.3.e **BE APPROVED** for Canadian Mental Health Association (CMHA) Thames Valley Addictions and Mental Health Services at a total estimated cost of up to \$85,750,
- c) One-time contract amendment as per the Corporation of The City of London Procurement of Goods and Services Policy Section 20.3.e **BE APPROVED** for The Salvation Army, Centre of Hope at a total estimated cost of up to \$131,000,
- d) That Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in relation to this project.
- e) That the approval given herein **BE CONDITIONAL** upon the Corporation amending a Purchase of Service Agreement with the above noted programs.

Executive Summary

This report provides an update of the on-going actions taken to support the Action and Accountability Working Group proposals that included the identification of increased basic needs and drop-in spaces for those living unsheltered for the 2022-23 winter months and beyond. As a result of projected unspent funds from December 1, 2022, through March 31, 2023, the Action and Accountability working group has recommended 3 proposals receive a reallocation of these funds to maintain or enhance service levels for marginalized Londoners. These proposals will utilize the remaining unspent funds to assist in supporting those experiencing homelessness while helping to bridge supports while the Whole of Community System Response works to implement the first community hubs.

Linkages to the Corporate Strategic Plan

2019-2023 Strategic Plan for the City of London

The City of London identifies 'Strengthening Our Community' and 'Building a Sustainable City' as strategic areas of focus.

Londoners have access to the supports they need to be successful.

Londoners have access to the services and supports that promote well-being, health, and safety in their neighborhoods and across the city.

Housing Stability for All: The Housing Stability Action Plan for the City of London (2019-2024)

London's Homeless Prevention and Housing Plan, Housing Stability for All: The Housing Stability Action Plan for the City of London (Housing Stability for All Plan), is the approved guiding document for homeless prevention and housing in the City of London and was developed in consultation with Londoners.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- City of London 2021-22 Program for unsheltered individuals (April 12, 2022)
- City of London 2020-2021 Winter Response Program for Unsheltered Individuals (November 2, 2021)
- Homeless Prevention COVID-19 Response (SSRF Phase 3) – Single Source Procurement - #SS21-29 (June 22, 2021)
- Municipal Council Approval of The Housing Stability Plan 2019 to 2024 as Required Under the Housing Services Act, 2011 (CPSC: December 3, 2019)
- Core Area Action Plan (SPPC: October 28, 2019)
- 2022-2023 Winter Response Program and Action and Accountability Working Group Update (November 29, 2022)

2.0 Discussion and Considerations

Background:

The proposals submitted by the immediate action and accountability working group are in response to a continued need in our community for spaces for unsheltered individuals and to best utilize projected unspent funding tied to the temporary community led winter response.

Reasons for the reallocation request:

London Cares as lead agency on the community led winter response, has reported an anticipated underspending of approximately \$302,000 and have cited the following factors as contributors to the current expenditure projections:

- Delay in opening the Safe Space location as a result of the time it has taken to find operating space and to onboard staff.
- Delays and challenges with finding multiple additional locations and corresponding staffing levels to operate an expanded Ark Aid response which has resulted in significant underspending from the original proposal.
- Alignment of existing shower expansion costs to Salvation Army Centre of Hope.

London Cares was approved to receive up to \$3,132,175 in one-time funding to support the implementation and oversight of the initial action and accountability proposals including the 2022-2023 winter response.

The proposals for reallocated funds:

1. The Ark indoor day drop in space: The proposal looks to utilize up to \$92,500 of reallocated unspent funds in combination with up to \$85,000 in community donations to support up to 200 individuals daily out of their 696 Dundas St. Building from 2:30pm-9:00pm daily, providing dinner, socializing opportunities, showers, laundry, bathrooms, programming and resting space. These services would be offered for a 3-month period.
2. CMHA Coffee House extended operating hours: The recommendation looks to utilize up to \$85,750 of reallocated unspent funds to support up to 4 hours of additional service hours at the existing Coffee House location for an additional 3 months. This funding would allow the space to stay open from 6pm-10pm. An

extension of the current 10am-6pm hours of operations. The proposal would support up to 25 people at a time.

3. Centre of Hope additional Shelter beds, Showers and Security: The recommendation will utilize up to \$131,000 of reallocated unspent funds to support an additional 8 male and 8 female shelter beds and on-site 24/7 security for a period of up to 3 months. In addition, alignment of contracts to support the approved expansion of the shower program through Salvation Army Centre of Hope.

Procurement:

Civic Administration recommends that the one -time contract amendment for London Cares, CMHA and Salvation Army Centre of Hope be made under Section 20.3 e) of The Corporation of The City of London Procurement of Goods and Services Policy. As City Council must authorize contract amendments when:

- I. the total amended value of the contract will be greater than the administrative (Deputy City Manager) approval threshold; or
- II. the total amended value of the contract will exceed the Council approved source of financing by an amount greater than \$50,000 or 3% of contract value, whichever is greater, and there are funds available.

3.0 Financial Impact/Considerations

There is no impact to the overall costs of the community led winter response, as the funding reallocation requests fall within the original approval amount. The requests continue to utilize multiple sources of funding, within the parameters of those existing purchase of service agreements which have mechanisms in place to account for financial expenditures and operating outcomes.

Conclusion

This report seeks Council approval for contract amendments in the total amount of up to \$320,000 to support the reallocation of already spent funds to assist with the continued support of unsheltered individuals.

PREPARED & SUBMITTED BY: Craig Cooper, Director, Housing Stability Services

RECOMMENDED BY: Kevin Dickins, Deputy City Manager, Social and Health Development