



# Council Agenda

11th Meeting of City Council

June 6, 2023

1:00 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, Métis and Inuit today.

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

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

Pages

1. **Disclosures of Pecuniary Interest**
2. **Recognitions**
3. **Review of Confidential Matters to be Considered in Public**
4. **Council, In Closed Session**
  - 4.1 **Litigation/Potential Litigation / Matters Before Administrative Tribunals / Solicitor Client Privilege**

A matter pertaining to litigation currently before the Superior Court of Justice, Court file No. 783/19 affecting the municipality and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in relation to the 2016 Sarnia Road Improvements from Wonderland Road North to Sleightholme Avenue, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/9/CWC)
  - 4.2 **Solicitor-Client Privileged Advice / Litigation/Potential Litigation**

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 1140 Fanshawe Road East at the Ontario Land Tribunal (“OLT”), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/9/PEC)
  - 4.3 **Land Acquisition/Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations**

A matter pertaining to the proposed or pending lease of land by the municipality, including communications necessary for that purpose;

advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/10/CSC)

4.4 Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations / Confidential Trade Secret or Scientific, Technical, Commercial or Financial Information Belonging to the City

A matter pertaining to 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 or local board; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality, including communications necessary for that purpose, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and for the purpose of giving instructions to officers and employees of the City of London. (6.2/10/CSC)

4.5 Labour Relations/Employee Negotiations

A matter pertaining to labour relations and employee negotiations in regard to one of the Corporation's unions, advice and recommendations of officers and employees of the Corporation including communications necessary for that purpose. (6.1/11/CSC)

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

5.1 10th Meeting held on May 16, 2023

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**6. Communications and Petitions**

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

**8. Reports**

8.1 9th Report of the Community and Protective Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 5th Report of the Animal Welfare Community Advisory Committee
3. (2.2) London Fire Department - Establishing and Regulating By-law (Relates to Bill No.'s 165 and 169)
4. (2.3) Housing Stability for All Plan 2022 Update
5. (2.4) 2022-2023 Winter Response Program Outcome Report
6. (2.5) SS-2023-151 - London Fire Department Single Source Bunker Gear
7. (4.1) J. Thompson, LIFE\*SPIN - Ethical AI Homelessness Tools

8.2 9th Report of the Civic Works Committee

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1. Disclosures of Pecuniary Interest

	2.	(2.1) 6th Report of the Environmental Stewardship and Action Community Advisory Committee	
	3.	(2.2) Dingman Creek Pumping Station Consulting Fees Value Increase	
	4.	(2.3) Amendments to the Traffic and Parking By-law (Relates to Bill No. 172)	
	5.	(2.4) 2023 New Traffic and Pedestrian Signals and Pedestrian Crossovers (Relates to Bill No. 173)	
	6.	(2.5) Contract Award - Tender RFT-2023-016 Dingman Drive Improvements	
	7.	(4.1) Downtown Bike Locker Pilot Project Results	
	8.	(4.2) Final Connected and Automated Vehicle Plan	
	9.	(4.3) Automated Enforcement Program Expansion Single Source 2023-142	
8.3		16th Report of the Strategic Priorities and Policy Committee	40
	1.	Disclosures of Pecuniary Interest	
	2.	(2.1) Update on Community Diversity and Inclusion Strategy (CDIS and Next Steps)	
	3.	(2.3) SS-2023-120 Single Source: Supportive Housing Model at 403 Thompson Road	
	4.	(4.1) 2022 Climate Emergency Action Plan Progress Report	
	5.	(4.2) Request for a Shareholder's Meeting - Housing Development Corporation, London (HDC)	
	6.	(4.3) Request for Business Cases for the Multi-Year Budget	
	7.	(4.4) Resignation on the London and Middlesex Community Housing Board of Directors	
	8.	(2.2) Core Area Land and Building Vacancy Reduction Strategy	
	9.	(2.4) 1st Report of the Governance Working Group	
8.4		9th Report of the Planning and Environment Committee	52
	1.	Disclosures of Pecuniary Interest	
	2.	(2.1) 6th Report of the Community Advisory Committee on Planning	
	3.	(2.2) Building Division Monthly Report - March 2023	
	4.	(2.3) Post Development Environmental Impact Study Monitoring Update	
	5.	(2.4) 5-year Review - Community Improvement Plans and Financial Incentive Programs - Background Analysis	

6. (2.5) 5-Year Review - Community Improvement Plans and Financial Incentives Programs
7. (2.6) Heritage Alteration Permit - 27 Bruce Street - Wortley Village-Old South Conservation District (HAP23-015-L)
8. (2.7) Closed School Site: Evaluation and Approach (1040 Hamilton Road, former Fairmont Public School)
9. (2.8) Exemption from Part Lot Control By-law - 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge (P-9609) (Relates to Bill No. 168)
10. (3.1) 340-390 Saskatoon Street (Z-9599 / O-9600) (Relates to Bill No. 177)
11. (3.2) 847-851 Wonderland Road South (Z-9597) (Relates to Bill No. 178)
12. (3.3) 135 Villagewalk Boulevard (SPA23-005) - Public Site Plan Meeting
13. (3.4) Additional Residential Unit Amendments as a Result of More Homes Built Faster Act, 2022 (Bill23) (OZ-9581) (Relates to Bill No.'s 166 and 179)
14. (3.5) 327 Thompson Road (Z-9579) (Relates to Bill No. 180)
15. (3.6) 644-646 Huron Street (OZ-9580) (Relates to Bill No.'s 167 and 181)
16. (3.7) 1120-1126 Oxford Street East and 2 & 6 Clemens Street (Z-9560) (Relates to Bill No. 182)
17. (3.8) 129-131 Base Line Road West (Z-9578) (Relates to Bill No. 183)

8.5 10th Report of the Corporate Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring
3. (2.2) 2022 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds
4. (2.3) 2022-2026 Multi-Year Accessibility Plan
5. (2.4) Property Tax Assessment by the Municipal Property Assessment Corporation (MPAC)
6. (2.7) Closed Meeting Complaint - Ombudsman Report
7. (2.5) Expropriation of Lands - East London Link Project Phase 3 (Relates to Bill No. 170)
8. (2.6) Expropriation of Lands - Wellington Gateway Project Phase 3 and 4 (Relates to Bill No. 171)

9.	(4.1) Budweiser Gardens Expansion and Renovation Proposal	
10.	(4.2) Application - Issuance of Proclamation - Azerbaijan Democratic Republican	
11.	(4.3) Application - Issuance of Proclamation - Action Anxiety Day	
12.	(4.4) Application - Issuance of Proclamation - World Sickle Cell Day 2023	
8.6	11th Report of the Corporate Services Committee	84
	1. Disclosures of Pecuniary Interest	
<b>9.</b>	<b>Added Reports</b>	
9.1	9th Report of Council in Closed Session	
<b>10.</b>	<b>Deferred Matters</b>	
<b>11.</b>	<b>Enquiries</b>	
<b>12.</b>	<b>Emergent Motions</b>	
<b>13.</b>	<b>By-laws</b>	
	By-laws to be read a first, second and third time:	
13.1	Bill No. 164 By-law No. A.- _____ - _____	86
	A by-law to confirm the proceedings of the Council Meeting held on the 6th day of June, 2023. (City Clerk)	
13.2	Bill No. 165 By-law No. A.- _____ - _____	87
	A by-law to delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or designate to negotiate, approve, enter into, and execute Automatic Aid Agreements, Mutual Aid Agreements and other Fire Protection Agreements (2.2b/9/CPSC)	
13.3	Bill No. 166 By-law No. C.P.-1512( )-	88
	A by-law to amend the Official Plan for the City of London, 2016 relating to implementing of More Homes Built Faster Act, 2022 Additional Residential Unit Policies City-wide. (3.4a/9/PEC)	
13.4	Bill No. 167 By-law No. C.P.-1512( )-	91
	A by-law to amend The Official Plan for the City of London, 2016 relating to 644-646 Huron Street. (3.6a/9/PEC)	
13.5	Bill No. 168 By-law No. C.P.-	95
	A by-law to exempt from Part Lot Control lands located at 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge; legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, in the City of London, County of Middlesex. (2.8/9/PEC)	

13.6	Bill No. 169 By-law No. F.- _____ - _____  A by-law to regulate the London Fire Department and repeal By-law No. F-6. (2.2a/9/CPSC)	96
13.7	Bill No. 170 By-law No. L.S.P.- _____ - _____  A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Rapid Transit East London Link Project. (2.5/10/CSC)	106
13.8	Bill No. 171 By-law No. L.S.P.- _____ - _____  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. (2.6/10/CSC)	118
13.9	Bill No. 172 By-law No. PS-114- _____  A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.3/9/CWC)	132
13.10	Bill No. 173 By-law No. PS-114- _____  A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.4c/9/CWC)	134
13.11	Bill No. 174 By-law No. S.- _____ - _____  A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Base Line Road East, east of Wellington Road; and as widening to Wellington Road, north of Base Line Road East) (Chief Surveyor – for road dedication purposes pursuant to SPA19-061)	136
13.12	Bill No. 175 By-law No. S.- _____ - _____  A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Kennington Way; as part of Middleton Avenue; and as part of Knott Drive) (Chief Surveyor – registration of 33M-802 requires 0.3, reserved on abutting plans 33M-769 and 33M-785 to be dedicated as public highway for unobstructed legal access throughout the subdivision)	139
13.13	Bill No. 176 By-law No. W.- _____ - _____  A by-law to authorize the North Lambeth Tributary 12 Complete Corridor (Project No. ES3023) (2.3/8/CWC)	142
13.14	Bill No. 177 By-law No. Z.-1-23  A by-law to amend By-law No. Z.-1 to rezone an area of land located at 340-390 Saskatoon Street. (3.1b/9/PEC)	143
13.15	Bill No. 178 By-law No. Z.-1-23  A by-law to amend By-law No. Z.-1 to rezone an area of land located at 847-851 Wonderland Road South. (3.2/9/PEC)	146
13.16	Bill No. 179 By-law No. Z.-1-23  A by-law to amend By-law No. Z.-1 to revise additional residential unit	148

regulations and replace some regulations with new regulations for additional residential units. (3.4b/9/PEC)

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|-------|--|-----|
| 13.17 | Bill No. 180 By-law No. Z.-1-23  | 150 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 327 Thompson Road. (3.5/9/PEC)                                      |     |
| 13.18 | Bill No. 181 By-law No. Z.-1-23  | 153 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 644-646 Huron Street. (3.6b/9/PEC)                                  |     |
| 13.19 | Bill No. 182 By-law No. Z.-1-23  | 155 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street. (3.7b/9/PEC) |     |
| 13.20 | Bill No. 183 By-law No. Z.-1-23  | 158 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 129-131 Base Line Road West. (3.8a/9/PEC)                           |     |

#### 14. Adjournment



## Council Minutes

10th Meeting of City Council  
May 16, 2023, 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. Peloza, D. Ferreira

Absent: S. Hillier

Also Present: L. Livingstone, A. Barbon, S. Corman, K. Dickins, D. Escobar, K. Gonyou, H. McNeely, S. Mathers, K. Scherr, M. Schulthess, C. Smith, J. Taylor

Remote Attendance: E. Bennett, B. Card, I. Collins, K. Dawtrey, M. Feldberg, M. Goldrup, A. Hagan, A. Hovius, H. Lysynski, C. McCreery, S. Mollon, B. Warner, B. Westlake-Power

The meeting is called to order at 1:00 PM; it being noted that Councillor P. Van Meerbergen was in remote attendance.

### 1. Disclosures of Pecuniary Interest

Councillor S. Trosow discloses a pecuniary interest in item 5 (clause 2.4) of the 8th Report of the Civic Works Committee, having to do with the Broughdale Dyke Disaster Mitigation and Adaptation Funding - Contribution Agreement, by indicating that he owns property in the area of the project.

### 2. Recognitions

His Worship the Mayor recognizes the recipient of the 2023 Tim Hickman Health and Safety Scholarship: Melissa Norton

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

None.

### 4. Council, In Closed Session

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

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

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

A matter pertaining to the proposed or pending lease of building by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/9/CSC)

#### 4.2 Labour Relations/Employee Negotiations / Litigation/Potential Litigation / Matters Before Administrative Tribunals / Solicitor- Client Privileged Advice



A matter pertaining to labour relations and employee negotiations, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, concerning the Corporation's associations and bargaining units. (6.2/9/CSC)

#### 4.3 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals arising out of the Masonville Secondary Plan ("MSP") at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/8/PEC)

#### 4.4 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal to the Ontario Land Tribunal ("OLT") arising out of a Committee of Adjustment decision as it relates to 1 Westcott Street, and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.2/8/PEC)

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)**

The Council convenes, In Closed Session at 1:11 PM and reconvenes at 1:18 PM.

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

#### 5.1 9th Meeting held on April 25, 2023

Motion made by: C. Rahman

Seconded by: P. Cuddy

That the Minutes of the 9th Meeting held on April 25, 2023, 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)**

### **6. Communications and Petitions**

Motion made by: S. Stevenson

Seconded by: H. McAlister

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

#### 6.1 Proclamation - Longest Day of SMILES; and

6.2 Appointment to Governance Working Group - J. Pribil.

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)**

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

None.

**8. Reports**

8.1 9th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 9th Report of the Corporate Services Committee BE APPROVED, excluding item 6 (clause 4.1).

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) Integrity Commissioner Appointment and Agreement (Relates to Bill No. 146)

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the proposed by-law as appended to the staff report dated May 1, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting on May 16, 2023 to:

a) approve an Agreement to appoint Principles Integrity as the Integrity Commissioner for The Corporation of the City of London and to approve an Agreement for a Municipal Integrity Commissioner between The Corporation of the City of London and Principles Integrity and to repeal By-law No. A.-8117-168, being "A by-law to approve an Agreement for Municipal Integrity Commissioner between The Corporation of the City of London and Gregory F. Stewart and to appoint Gregory F. Stewart as the Integrity Commissioner for the City of London";

b) the City Clerk BE DIRECTED to make the necessary arrangements to have the Mayor and City Clerk execute the above noted Agreement; and

c) delegate authority to the City Clerk, or written delegate to undertake all administrative acts that are necessary in regard to the Agreement.

**Motion Passed**

3. (2.2) Procurement of Goods & Services Policy Revisions (Relates to Bill No. 145)

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 May 1, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001", by deleting Schedule "C" – Procurement of Goods and Services Policy in its entirety and by replacing it with a new Schedule "C" – Procurement of Goods and Services Policy, to update the Policy, to provide additional clarity and updates.

**Motion Passed**

4. (4.2) Application - Issuance of Proclamation - Childhood Cancer Awareness Month

Motion made by: S. Lewis

That based on the application dated April 14, 2023 from Childcan, September 2023 BE PROCLAIMED Childhood Cancer Awareness Month.

**Motion Passed**

5. (4.3) Application - Issuance of Proclamation - World Refugee Day

Motion made by: S. Lewis

That based on the application dated April 27, 2023 from The London Cross-Cultural Learner Centre, June 20, 2023 BE PROCLAIMED as Life As A Refugee Event.

**Motion Passed**

6. (4.1) Application - Issuance of Proclamation - Longest Day of SMILES

Motion made by: S. Lewis

That the application dated April 9, 2023 from Operation Smile Canada for "Longest Day of SMILES", BE REFERRED back to staff for further information regarding the organization's connection to London.

Yeas: (2): S. Trosow, and S. Lehman

Nays: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Failed (2 to 12)**

Motion made by: S. Lewis

Seconded by: A. Hopkins

That based on the application dated April 9, 2023 from Operation Smile Canada, June 18, 2023, BE PROCLAIMED as "Longest Day of SMILES."

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)**

## 8.2 8th Report of the Community and Protective Services Committee

Motion made by: E. Pelozza

That the 8th Report of the Community and Protective Services Committee BE APPROVED, excluding item 5 (clause 2.4).

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: E. Pelozza

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

### 2. (2.1) 4th Report of the Animal Welfare Community Advisory Committee

Motion made by: E. Pelozza

That the following actions be taken with respect to the 4th Report of the Animal Welfare Community Advisory Committee, from the meeting held on April 6, 2023:

a) B. Samuels, Chair of the Environmental Stewardship and Action Community Advisory Committee BE REQUESTED to attend the next Animal Welfare Community Advisory Committee (AWCAC) meeting to provide more information on library programs that are

being undertaken with respect to bird friendly initiatives; it being noted that the AWCAC held a general discussion with respect to this matter;

b) a member of the Environmental Stewardship and Action Community Advisory Committee (ESACAC) BE REQUESTED to attend the next Animal Welfare Community Advisory Committee (AWCAC) meeting to receive comments and questions from the AWCAC in regard to the ESACAC Goldfish Brochure; it being noted that the AWCAC held a general discussion with respect to this matter; and,

c) clauses 1.1, 3.1 and 5.2 to 5.4 BE RECEIVED.

**Motion Passed**

3. (2.2) Carling Heights Optimist Community Centre and McMahan Park Engagement Results

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager of Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff reported, dated May 2, 2023, related to the Carling Heights Optimist Community Centre and McMahan Park Engagement Results:

a) the short-term project, multi use pad/outdoor ice rink, identified through resident engagement near the Carling Heights Optimist Community Centre Assessment Centre BE ENDORSED;

b) the budget for the short-term project, multi use pad/outdoor ice rink on the current basketball court beside the community centre, BE APPROVED, in accordance with the Sources of Financing Report, as appended to the above-noted staff report; and,

c) the Civic Administration BE DIRECTED to proceed with implementation of the multi use pad/outdoor ice rink, it being noted that this work will be undertaken in accordance with the Procurement of Goods and Services Policy. (2023-R05B)

**Motion Passed**

4. (2.3) 2023-2024 Long-Term Care Home Service Accountability Agreement between The Corporation of the City of London (Dearness Home) and Ontario Health (Relates to Bill No. 148)

Motion made by: E. Pelosa

That, on the recommendation of the Deputy City Manager, Social and Health Development, the proposed by-law, as appended to the staff report dated May 2, 2023, BE INTRODUCED at the at the Municipal Council meeting to be held on May 16, 2023, to:

a) approve the Long-Term Care Home Service Accountability Agreement, as appended to the above-noted by-law, for the period April 1, 2023 to March 31, 2024, to be entered into with Ontario Health with respect to the Dearness Home; and,

b) authorize the Mayor and the City Clerk to execute the above-noted Agreement. (2023-S03)

**Motion Passed**

5. (2.4) Housing Collaborative Initiative (HCI) - Update

Motion made by: E. Pelozá

That, on the recommendation of the Deputy City Manager, Planning and Economic Development the following actions be taken with respect to the staff report, dated May 2, 2023, related to the Housing Collaborative Initiative (HCI) Update:

- a) the Civic Administration BE DIRECTED to bring London's implementation of the Housing Collaborative Initiative Project into alignment with City of London technology and project management best practices;
- b) the project Governance Group BE REQUESTED to approve a strategy outlining how future legislative changes will be addressed and communicated to the project governance team and back to City Council;
- c) the Governance Group BE REQUESTED to approve a revised set of project requirements to be used as the basis of all future project activity;
- d) that Governance Group BE REQUESTED to provide quarterly updates to City Council until the completion of the project; and,
- e) the above-noted staff report BE RECEIVED. (2023-S11)

Motion made by: S. Stevenson

Seconded by: E. Pelozá

That the following amendment BE APPROVED with respect to the Housing Collaborative Initiative (HCI) Update:

Amend to provide a new part e) "that Governance Group report back to City Council on project status by Q3 2023" and re-letter existing part e) to part f).

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. Pelozá, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

Motion made by: A. Hopkins

Seconded by: D. Ferreira

That item 5, clause 2.4, as amended, BE APPROVED.

Yeas: (10): Mayor J. Morgan, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozá, and D. Ferreira

Nays: (4): H. McAlister, S. Lewis, P. Cuddy, and S. Trosow

Absent: (1): S. Hillier

**Motion Passed (10 to 4)**

Item 5, clause 2.4, as amended reads as follows:

That, on the recommendation of the Deputy City Manager, Planning and Economic Development the following actions be taken with respect to the staff report, dated May 2, 2023, related to the Housing Collaborative Initiative (HCI) Update:

- a) the Civic Administration BE DIRECTED to bring London's implementation of the Housing Collaborative Initiative Project into

alignment with City of London technology and project management best practices;

b) the project Governance Group BE REQUESTED to approve a strategy outlining how future legislative changes will be addressed and communicated to the project governance team and back to City Council;

c) the Governance Group BE REQUESTED to approve a revised set of project requirements to be used as the basis of all future project activity;

d) that Governance Group BE REQUESTED to provide quarterly updates to City Council until the completion of the project;

e) that Governance Group report back to City Council on project status by Q3 2023; and,

f) the above-noted staff report BE RECEIVED. (2023-S11)

### 8.3 8th Report of the Civic Works Committee

Motion made by: C. Rahman

That the 8th Report of the Civic Works Committee, BE APPROVED, excluding item 5 (clause 2.4).

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: C. Rahman

Councillor S. Trosow discloses a pecuniary interest in Item 2.4, having to do with the Broughdale Dyke Disaster Mitigation and Adaptation Funding – Contribution Agreement, by indicating that he owns property in the area of project.

**Motion Passed**

#### 2. (2.1) 5th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: C. Rahman

That the 5th Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on April 5, 2023, BE RECEIVED.

**Motion Passed**

#### 3. (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 the meeting held on April 19, 2023:

a) the Civic Administration BE REQUESTED to make a presentation and provide statistics on the rate of vehicular accidents in the last 10 years within the City of London, including but not limited to:

i) all vision zero accidents;

ii) a breakdown of accident data based upon mode of transportation, which includes pedestrian accidents;

iii) comparable statistics to other cities that are similar size to the City of London (if available);

iv) number of fatalities per year related to vehicular accidents; and,

b) clauses 1.1, 3.1, 3.2 and 3.3 BE RECEIVED.

**Motion Passed**

4. (2.3) Consultant Fee Increase - Tributary 12 Construction Contract - Administration and Design Fees

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 May 2, 2023, related to a Consultant Fee Increase for Tributary 12 Construction Contract Administration and Design Fees:

a) the contract with Matrix Solutions Inc. for detailed design, construction inspection and contract administration for the Southwinds Channel Project BE INCREASED by \$83,275.00 from \$296,287.85 to \$379,562.85 (excluding HST), in accordance with Section 20.3 (e) of the Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED in accordance with Section 8.1(a) of the City of London's Procurement of Goods and Services Policy, and as set out in the Sources of Financing Report, as appended to the above-noted staff report;

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

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-E03)

**Motion Passed**

6. (4.1) Plastic Regulations Feedback

Motion made by: C. Rahman

That the following actions be taken with respect to the public consultation, released April 18, 2023, from the Environment and Climate Change Canada's "Strategy on Zero Plastic Waste":

a) the Civic Administration BE DIRECTED to provide written feedback on the proposed plastic regulatory framework and technical document through the federal government process by the May 18, 2023 deadline;

b) the Civic Administration BE DIRECTED to provide a copy of the written submission to the Civic Works Committee at a future meeting; and,



c) the Civic Administration BE DIRECTED to provide a copy of the written submission to the Environmental Stewardship and Action Community Advisory Committee for information as part of ongoing discussions dealing with Blue Box transition in London. (2023-D22)

**Motion Passed**

5. (2.4) Broughdale Dyke Disaster Mitigation and Adaptation Funding - Contribution Agreement (Relates to Bill No. 147)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report, dated May 2, 2023, BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023, to:

a) approve the Contribution Agreement, as appended to the above-noted by-law, for Disaster Mitigation and Adaptation Fund (DMAF): Broughdale Dyke Reconstruction Project between His Majesty the King in Right of Canada, as represented by the Minister of Intergovernmental Affairs, Infrastructure and Communities (“Canada”) and The Corporation of the City of London (“Recipient”);

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

c) authorize the Deputy City Manager, Finance Supports or the Deputy City Manager, Environment and Infrastructure to approve amending agreements to the above-noted Agreement provided it does not increase the indebtedness or liabilities of The Corporation of the City of London;

d) authorize the Mayor and the City Clerk to execute any of the above-noted amending agreements approved by the Deputy City Manager, Finance Supports or the Deputy City Manager, Environment and Infrastructure; and,

e) authorize the Deputy City Manager, Finance Supports, or their delegate, to execute any financial reports required as a condition under the above-noted Agreement. (2023-F11)

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

Recuse: (1): S. Trosow

Absent: (1): S. Hillier

**Motion Passed (13 to 0)**

- 8.4 15th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 15th Report of Strategic Priorities and Policy Committee BE APPROVED, excluding item 6 (clause 4.4).

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 is BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2023 Industrial Land Development Strategy

Motion made by: S. Lewis

That the following actions be taken with respect to the 2023 Industrial Land Development Strategy:

- a) the 2023 Industrial Land Development Strategy, as appended to the staff report dated May 9, 2023 as Appendix "A", BE ADOPTED as City Council's strategy for developing municipally-owned industrial land; it being noted that the Strategy is based on continuing the goal of developing and maintaining an ongoing supply of 200 hectares of strategically-located serviced industrial land;
- b) the funding requirement of for the above-noted maintenance of an ongoing supply of 200 hectares of serviced industrial land BE CONSIDERED as part of the multi-year budget process;
- c) the Civic Administration BE DIRECTED to ensure that the inventory of municipally-owned industrial land are sold to targeted industries including: Advanced Manufacturing, Life and Health Sciences, Information and Digital Media, and Research and Development while prohibiting sales to non-targeted uses, including Warehouses, Transportation and Logistics, Truck Terminals, businesses that store and process data for retrieval, or speculative development to the private sector without verification that the end-user will be a targeted industry;
- d) the Civic Administration BE DIRECTED to undertake an Industrial Land Needs Assessment, which shall include the use of the Climate Emergency Screening Tool; and,
- e) a communication BE FORWARDED to the London Transit Commission requesting information, including a presentation to the appropriate standing committee, related to developing a sufficient industrial land strategy transit plan following the completion of the first quarter pilot program servicing the area.

**Motion Passed**

3. (4.1) Mayor's Provincial and Federal Government Lobbying Activities in Support of Health and Homelessness System Response

Motion made by: S. Lewis

That the communication from Mayor J. Morgan with respect to his Provincial and Federal Government Lobbying Activities in Support of Health and Homelessness System Response, BE RECEIVED for information.

**Motion Passed**

4. (4.2) London Police Services Board Candidates Interview Process

Motion made by: S. Lewis

That the following actions be taken with respect to the London Police Services Board Candidate Interview Process:

- a) the communication from Mayor J. Morgan BE RECEIVED;
- b) the ~~attached~~ amended process, BE ENDORSED;
- c) the five candidates BE INVITED to attend a special meeting of the Strategic Priorities and Policy Committee to be held on June 5, 2023 to conduct interviews; it being noted that it may be necessary to accommodate an additional meeting date for a candidate; and,
- d) notwithstanding the current Council Policy “Audio Recording of Municipal Council and Standing Committee In Closed Session Meetings Policy”, the audio recordings of the LPSB interviews BE MADE AVAILABLE to any Member of Council who is unable to attend the meeting, upon request.

**Motion Passed**

5. (4.3) Resignation from Eldon House Board of Directors

Motion made by: S. Lewis

That the following actions be taken with respect to the Eldon House Board of Directors:

- a) the communication dated April 17, 2023 from R. Griesmayer BE RECEIVED;
- b) the resignation of Rebecca Griesmayer from Eldon House Board of Directors BE ACCEPTED, effective April 19, 2023; and,
- c) the City Clerk BE DIRECTED to advertise in the usual manner to solicit applications for appointment to Eldon House Board of Directors, with applications to be brought forward to a future meeting of the Strategic Priorities and Policy Committee for consideration.

**Motion Passed**

7. (4.5) May Progress Update - Health and Homelessness Whole of Community System Response

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, the May Progress Update – Health & Homelessness Whole of Community System Response Report BE RECEIVED for information.

**Motion Passed**

6. (4.4) Confirmation of Appointment to the Governance Working Group

Motion made by: S. Lewis

That Councillor S. Franke BE APPOINTED to the Governance Working Group for the term ending November 14, 2026.

Motion made by: C. Rahman

Seconded by: P. Cuddy

That item 6, clause 4.4, be amended to read as follows:

"That Councillors S. Frank and J. Pribil, BE APPOINTED to the Governance Working Group for the term ending November 14, 2026."

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

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

At 1:27 PM, His Worship Mayor J. Morgan, places Councillor A. Hopkins in the Chair.

At 1:29 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis

Seconded by: D. Ferreira

That item 6, clause 4.4, as amended, 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. Pelozo, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

Item 6, clause 4.4, as amended, reads as follows:

That Councillors S. Frank and J. Pribil, BE APPOINTED to the Governance Working Group for the term ending November 14, 2026.

#### 8.5 8th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 8th Report of the Planning and Environment Committee BE APPROVED, with the exception of item 8 (clause 3.4);

it being noted that any and all written submissions relating to application(s) that were made to the Planner on file, the Planning and Environment Committee and to the Municipal Council, as well as oral submissions made at the public meeting held under the Planning Act have been, on balance, taken into consideration by Council as part of its deliberations regarding these matters.

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. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 5th Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the following actions be taken with respect to the 5th Report of the Community Advisory Committee on Planning, from its meeting held on April 12, 2023:

a) the Community Advisory Committee on Planning membership renewal with Community Heritage Ontario for 2023 BE APPROVED;

b) the Municipal Council BE REQUESTED to refer the matter of the Heritage Alteration Permit Application by R. Bryson for the property located at 27 Bruce Street, Wortley Village - Old South Heritage Conservation District back to the Civic Administration to allow for continued work with the applicant; and,

c) clauses 1.1, 2.1, 3.1, 3.3, 4.1 and 5.2 BE RECEIVED for information. (2023-C04)

**Motion Passed**

3. (2.2) 5th Report of the Ecological Community Advisory Committee

Motion made by: S. Lehman

That the following actions be taken with respect to the 5th Report of the Ecological Community Advisory Committee, from its meeting held on April 20, 2023:

a) K. Moser and S. Hall BE APPOINTED as Representative and Alternate to the Trails Advisory Group;

b) the Working Group comments relating to the property located at 735 Southdale Road West BE FORWARDED to the Civic Administration for review and consideration; and,

c) clauses 1.1, 3.1, 5.2 and 5.4 BE RECEIVED for information. (2023-C04)

**Motion Passed**

4. (2.3) Annual Report on Building Permit Fees

Motion made by: S. Lehman

That the staff report dated May 1, 2023 entitled "Annual Report on Building Permit Fees", BE RECEIVED for information. (2023-P10)

**Motion Passed**

5. (3.1) 2060 Jetstream Road (Z-9592) (Relates to Bill No. 161)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 2060 Jetstream Road:

a) consistent with Policy 43\_1 of the Official Plan for the City of London, 2016, the subject lands, 2060 Jetstream Road, BE INTERPRETED to be located within the Heavy Industrial Place Type;

b) 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 May 16, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Light Industrial (LI2) Zone TO a Heavy Industrial Special Provision (HI1(\_)) Zone;

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

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of the Official Plan for the City of London, 2016, including but not limited to the Key Directions and Heavy Industrial Place Type; and,
- the recommended amendment would align the zoning of the property to that of the westerly adjacent lot (roll number 030330077040000), simplifying the future development of the sites together as one. (2023-D14)

**Motion Passed**

6. (3.2) 595 Proudfoot Lane (Z-9591) (Relates to Bill No. 162)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by Old Oak Properties Inc., relating to the property located at 595 Proudfoot Lane, the proposed by-law appended to the staff report dated May 1, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023 to amend Zoning By-law No. Z-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R9/Convenience Commercial (R9-7\*H42/CC4) Zone TO a Residential R9/Convenience Commercial/Day Care Special Provision (R9-7\*H42/CC4/DC(\_)) Zone;

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

- B. McCauley, Old Oak Properties;

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 Official Plan for the City of London, 2016, including but not limited to the Key Directions and Neighbourhoods Place Type;
- the recommended amendment would permit a new use that is appropriate within the surrounding context; and,
- the recommended amendment would provide access to a day care centre in a convenient and accessible location to meet the daily needs of neighbourhood residents. (2023-D14)

### **Motion Passed**

7. (3.3) 3480 Morgan Avenue (Z-9531) (Relates to Bill No. 163)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Sifton Properties Limited, relating to the property located at 3480 Morgan Avenue:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Community Shopping Area Special Provision (h\*h-11\*h-63\*h-82\*h-95\*h-100\*h-105\*h-135\*CSA5(3)) Zone TO a Residential R8 Special Provision R8-4( ) Zone, BE REFUSED for the following reason:

i) the Application did not include Holding Provisions, a number of holding provisions are considered necessary to address a range of planning and servicing issues associated with the proposed development;

b) 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 May 16, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Holding Community Shopping Area Special Provision (h\*h-11\*h-63\*h-82\*h-95\*h-100\*h-105\*h-135\*CSA5(3)) Zone TO an Holding Residential R8 Special Provision (h\*h-95\*h-100\*h-105\*h-198\*R8-4( )\*H14) Zone, for the following reasons:

i) the recommended zoning by-law amendment is consistent with the Provincial Policy Statement;

ii) the recommended zoning conforms to the in-force policies of the Official Plan for the City of London, 2016, including, but not limited to, the Shopping Area Place Type, City Building and Design, Our Tools, and all other applicable Official Plan for the City of London, 2016 policies; and,

iii) the zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands;

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

- L. Clark, Sifton Properties Limited. (2023-D14)

### **Motion Passed**

#### 9. (3.5) 614 Westmount Crescent (Z-9553)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by LA-Rosa Community Ltd., relating to the property located at 614 Westmount Crescent, the Site Plan Approval Authority BE REQUESTED to consider adding clauses relating to the access alignment across from 608 Commissioners Road West (clause a) ii)), enhanced privacy screening (clause a) xiii)), and the installation of a sidewalk on Westmount Crescent (clause a) xiv));

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

- i) provide 2-storey townhouses south of the access along Westmount Crescent to provide an appropriate height transition from abutting low-density residential as per the site plan dated February 21, 2023;
- ii) consider locating the access to align with the proposed access at 608 Commissioners Road West;
- iii) provide lockable front doors and habitable living space on street-facing facades, including direct connections from the front doors to a walkway or sidewalk connection along the frontage of the property;
- iv) no fencing be provided between the buildings and the public street;
- v) clarify how the disposable recycling and waste is stored and collected on the site plan;
- vi) confirm the gross floor area of each dwelling unit and confirm basement ceiling height is 1.8 metres or more;
- vii) provide shared amenity space on site, and consider adding purposeful features to this space for amenity;
- viii) protect and retain as many of the City trees on the adjacent boulevard as possible. No tree removals shall happen until a permit has been issued by Forestry Operations in compliance with the City of London Boulevard Tree Protection By-law. Replacement trees shall be provided in appropriate locations;
- ix) consider offsetting any tree removals with plantings;
- x) update the tree preservation plan to ensure all required information outlined by the Landscaped Architect has been included;
- xi) ensure pedestrian circulation and access refinements are done with the Accessibility Review Checklist;
- xii) identify the location of fire route signage and provide a standard detail on the site plan;
- xiii) include enhanced privacy aspects such as 7 foot high fences and more evergreen trees or cedar hedges; and,
- xiv) the installation of a sidewalk along Westmount Crescent;



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; and,
- R. Marghella. (2023-D14)

**Motion Passed**

8. (3.4) Delegation of Authority - Subdivisions and Condominiums, and Official Plan Amendment on Policies for Public Meetings (O-9606) (Relates to Bill No.'s 149 and 150)

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Item 8, clause 3.4, BE AMENDED to read as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application regarding Delegation of Authority – Subdivisions and Condominiums:

a) the proposed ~~attached~~, revised, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023 to amend the Official Plan for the City of London, 2016 to change the requirement for public meetings for vacant land condominiums and common elements condominiums under policy 1619 and to remove policy 1683 in its entirety; and,

b) the proposed by-law appended to the staff report dated May 1, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023 to amend By-law CP-17 being the Subdivision & Condominium Delegation & Approval By-law to include delegated approvals for minor revisions to the draft plan of subdivision, extensions to the draft plan of subdivision, subdivision agreements with special provisions, and change the requirement for public meetings for vacant land condominiums and common elements condominiums;

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

- M. Wallace, London Development Institute;

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

- streamline development approvals to allow the Civic Administration to get permit ready lots to market quicker;
- delegations are also administrative in nature and will allow the Municipal Council to focus on more strategic priorities;
- the delegations of draft plan extensions, minor red line revisions, subdivision agreement with special provisions will create time savings of 30 days; and,
- the delegations to adjust public meeting requirements for vacant land condominiums and common elements condominiums will create time savings of 45 to 60 days. (2023-D07/D12)"

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

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

Motion made by: S. Lehman

Seconded by: E. Pelozza

That Item 8, clause 3.4, as amended, 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)**

That Item 8, clause 3.4, BE AMENDED to read as follows:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application regarding Delegation of Authority – Subdivisions and Condominiums:

a) the proposed ~~attached~~, revised, by-law as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023 to amend the Official Plan for the City of London, 2016 to change the requirement for public meetings for vacant land condominiums and common elements condominiums under policy 1619 and to remove policy 1683 in its entirety; and,

b) the proposed by-law appended to the staff report dated May 1, 2023 as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on May 16, 2023 to amend By-law CP-17 being the Subdivision & Condominium Delegation & Approval By-law to include delegated approvals for minor revisions to the draft plan of subdivision, extensions to the draft plan of subdivision, subdivision agreements with special provisions, and change the requirement for public meetings for vacant land condominiums and common elements condominiums;

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

- M. Wallace, London Development Institute;

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

- streamline development approvals to allow the Civic Administration to get permit ready lots to market quicker;
- delegations are also administrative in nature and will allow the Municipal Council to focus on more strategic priorities;
- the delegations of draft plan extensions, minor red line revisions, subdivision agreement with special provisions will create time savings of 30 days; and,
- the delegations to adjust public meeting requirements for vacant land condominiums and common elements condominiums will create time savings of 45 to 60 days. (2023-D07/D12)

## **9. Added Reports**

9.1 8th Report of Council in Closed Session

## **10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: S. Trosow

Seconded by: S. Stevenson

That Introduction and First Reading of Bill No.'s 144 to 163, excluding Bill No. 147 and including the revised Bill No. 149, 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)**

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Second Reading of Bill No.'s 144 to 163, excluding Bill No. 147 and including the revised Bill No. 149, 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)**

Motion made by: S. Stevenson

Seconded by: D. Ferreira

That Third Reading and Enactment of Bill No.'s 144 to 163, excluding Bill No. 147 and including the revised Bill No. 149, 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)**

Motion made by: P. Cuddy

Seconded by: A. Hopkins

That Introduction and First Reading of Bill No. 147 BE APPROVED.

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

Recuse: (1): S. Trosow

Absent: (1): S. Hillier

**Motion Passed (13 to 0)**

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

That Second Reading of Bill No. 147 BE APPROVED.

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

Recuse: (1): S. Trosow

Absent: (1): S. Hillier

**Motion Passed (13 to 0)**

Motion made by: C. Rahman  
Seconded by: D. Ferreira

That Third Reading and Enactment of Bill No. 147 BE APPROVED.

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

Recuse: (1): S. Trosow

Absent: (1): S. Hillier

**Motion Passed (13 to 0)**

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

Bill No. 144	By-law No. A.-8365-102 - A by-law to confirm the proceedings of the Council Meeting held on the 16th day of May, 2023. (City Clerk)
Bill No. 145	By-law No. A.-6151(ag)-103 - A by-law to amend By-law No. A.-6151-17, as amended, being “A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the Municipal Act, 2001”, by deleting and replacing Schedule “C” – “Procurement of Goods and Services Policy” to update the Policy to provide additional clarity and updates. (2.2/9/CSC)
Bill No. 146	By-law No. A.-8366-104 - A by-law to approve an Agreement to appoint Principles Integrity as the Integrity Commissioner for The Corporation of the City of London and to approve an Agreement for a Municipal Integrity Commissioner between The Corporation of the City of London and Principles Integrity and to repeal By-law No. A.-8117-168, being “A by-law to approve an Agreement for Municipal Integrity Commissioner between The Corporation of the City of London and Gregory F. Stewart and to appoint Gregory F. Stewart as the Integrity Commissioner for the City of London”. (2.1/9/CSC)
Bill No. 147	By-law No. A.-8367-105 - A by-law to approve the Contribution Agreement for Disaster Mitigation and Adaptation Fund (DMAF) between His Majesty the King in right of Canada as represented by the Minister of Intergovernmental Affairs, Infrastructure and Communities (“Canada”) and the Corporation of the City of London (“Recipient”) and authorize the Mayor and City Clerk to execute the Agreement and any future amending agreements. (2.4/8/CWC)
Bill No. 148	By-law No. A.-8368-106 - A by-law to approve the Long-Term Care Home Service Accountability Agreement with Ontario Health, and to authorize the Mayor and the City Clerk to execute the agreement. (2.3/8/CPSC)
Bill No. 149	By-law No. C.P.-1512(cb)-107 - A by-law to amend The Official Plan for the City of London, 2016 relating to policies 1619 and 1683. (3.4a/8/PEC)
Bill No. 150	By-law No. CP-17-23007 - A bylaw to amend By-law CP-17 to delegate certain portions of Council’s assigned authority with respect to approvals for plans of subdivision and condominium pursuant to the Planning Act. (3.4b/8/PEC)
Bill No. 151	By-law No. S.-6224-108 - A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as Purser Street; and to lay out constitute, establish and assume certain reserves in the City of London as public highway (as part of Purser Street; and as part of Agathos Street). (Chief Surveyor – for road dedication purposes pursuant to registration of 33M-757; registration of 33M-757 requires 0.3m reserves on abutting plan 33M-443 to be dedicated for unobstructed legal access throughout the subdivision)

Bill No. 152	By-law No. S.-6225-109 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway to be known as Scanlan Street; and to lay out, constitute, establish and assume lands in the City of London as public highway (as widening to Gore Road, east of River Road) (Chief Surveyor – for road dedication purposes pursuant to SPA21-107)
Bill No. 153	By-law No. S.-6226-110 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to White Oak Road, north of Bateman Trail (south leg)) (Chief Surveyor – for road dedication purposes pursuant to SPA22-005)
Bill No. 154	By-law No. S.-6227-111 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to White Oak Road, south of Southdale Road East) (Chief Surveyor – for road dedication purposes pursuant to SPA22-001)
Bill No. 155	By-law No. S.-6228-112 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Huron Street, east of Clarke Road; and as widening to Clarke Road, south of Huron Street) (Chief Surveyor – for road dedication purposes pursuant to B.030/22)
Bill No. 156	By-law No. S.-6229-113 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Meadowlily Road South, north of Commissioners Road East) (Chief Surveyor – for road dedication purposes pursuant to SPA19-115)
Bill No. 157	By-law No. S.-6230-114 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street West, west of Beaverbrook Avenue) (Chief Surveyor – for road dedication purposes pursuant to SPA22-039)
Bill No. 158	By-law No. W.-5693-115 - A by-law to repeal by-law No. W.-5688-46 entitled, “A by-law to authorize the East London Link – Construction Rapid Transit (Project No. RT1430-3A)” (City Clerk)
Bill No. 159	By-law No. W.-5581(c)-116 - A by-law to amend by-law No. W.-5581-134, as amended, entitled “A by-law to authorize the Richmond Street and Fanshawe Park Road Intersection Improvements (Project No.TS1134).” (2.5/6/CWC)
Bill No. 160	By-law No. W.-5671(a)-117 - A by-law to amend by-law No. W.-5671-65 entitled, “A by-law to authorize the Oxford Street West and Gideon Drive Intersection Improvements (Roundabout) (Project No. TS1332).” (2.9/6/CWC)
Bill No. 161	By-law No. Z.-1-233104 - A by-law to amend By-law No. Z.-1 to rezone an area of land consisting of the property municipally known as 2060 Jetstream Road. (3.1/8/PEC)
Bill No. 162	By-law No. Z.-1-233105 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 595 Proudfoot Lane. (3.2/8/PEC)

Bill No. 163	By-law No. Z.-1-233106 - A by-law to amend By-law No. Z.-1 to rezone lands located at 3480 Morgan Avenue. (3.3b/8/PEC)
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**14. Adjournment**

Motion made by: S. Stevenson

Seconded by: P. Cuddy

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 2:16 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk

# Community and Protective Services Committee

## Report

The 9th Meeting of the Community and Protective Services Committee  
May 24, 2023

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

ABSENT: Mayor J. Morgan

ALSO PRESENT: J. Bunn, C. Cooper, K. Dickins, D. Escobar, M. Feldberg, Deputy Chief R. Hayes, A. Job, O. Katolyk, S. Mathers and C. Smith

Remote Attendance: Councillors S. Hillier and S. Trosow; E. Bennett, M. Daley and T. Pollitt

The meeting was called to order at 4:00 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Stevenson

Seconded by: J. Pribil

That Items 2.1 and 2.3 to 2.5 BE APPROVED.

Yeas: (4): E. Pelozza, S. Stevenson, J. Pribil, and D. Ferreira

Absent: (2): C. Rahman, and Mayor J. Morgan

**Motion Passed (4 to 0)**

#### 2.1 5th Report of the Animal Welfare Community Advisory Committee

Moved by: S. Stevenson

Seconded by: J. Pribil

That the 5th Report of the Animal Welfare Community Advisory Committee, from its meeting held on May 4, 2023, BE RECEIVED.

**Motion Passed**

#### 2.3 Housing Stability for All Plan 2022 Update

Moved by: S. Stevenson

Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Social and Health Development, and with the concurrence of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the staff report, dated May 24, 2023, related to the Housing Stability for All Plan 2022 Update:

- a) the Civic Administration BE DIRECTED to submit the Housing Stability for All Plan (HSAP) 2022 Update to the Ontario Ministry of Municipal Affairs and Housing as the annual update to the local homeless



prevention and housing plan, in accordance with the Housing Services Act, 2011 (HSA);

b) the Civic Administration BE DIRECTED to circulate this report to community and affected partners, agencies, and community groups including, but not limited to, Middlesex County, the London Homeless Coalition and on the City of London website; and,

c) the above-noted staff report BE RECEIVED. (2023-S11)

**Motion Passed**

2.4 2022-2023 Winter Response Program Outcome Report

Moved by: S. Stevenson

Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated May 24, 2023, with respect to the 2022-2023 Winter Response Outcome Report, BE RECEIVED. (2023-S11)

**Motion Passed**

2.5 SS-2023-151 - London Fire Department Single Source Bunker Gear

Moved by: S. Stevenson

Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated May 24, 2023, related to the London Fire Department Single Source Purchase for Bunker Gear:

a) in accordance with Section 14.4(g) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with Innotex Inc., 275 Rue Gouin, Richmond, Quebec, J0B 2H0, for pricing for a single source contract for one (1) year with one (1) option year for the provision of bunker gear to the London Fire Department;

b) the approval in a), above, BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory prices, terms, conditions, and entering into a contract with Innotex Inc. to provide bunker gear to the London Fire Department;

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above; and,

d) the funding for this procurement BE APPROVED, as set out in the Source of Financing Report, as appended to the above-noted staff report. (2023-AL4)

**Motion Passed**

2.2 London Fire Department - Establishing and Regulating By-law

Moved by: S. Stevenson

Seconded by: C. Rahman

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated May 24, 2023, related to the London Fire Department Establishing and Regulating By-law:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to:
  - i) approve the continuation and regulation of the London Fire Department;
  - ii) repeal By-law No. F-6, being “A by-law to continue and regulate a Fire Department”; and,
- b) the Deputy City Manager, Neighbourhood and Community-Wide Services, on the recommendation of the Fire Chief, BE DELEGATED the authority to form Automatic Aid Agreements, Mutual Aid Agreements and other Fire Protection Agreements, as necessary; it being noted that a by-law to enact the delegation will be brought forward to Municipal Council for enactment. (2023-C01)

Yeas: (5): E. Pelozza, S. Stevenson, J. Pribil, C. Rahman, and D. Ferreira  
Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 J. Thompson, LIFE\*SPIN - Ethical AI Homelessness Tools

Moved by: J. Pribil  
Seconded by: S. Stevenson

That the communication, dated May 15, 2023, from J. Thompson, Life\*Spin, with respect to Ethical AI Homelessness Tools, BE FORWARDED to the Civic Administration for consideration; it being noted that the above-noted communication was received. (2023-S11)

Yeas: (5): E. Pelozza, S. Stevenson, J. Pribil, C. Rahman, and D. Ferreira  
Absent: (1): Mayor J. Morgan

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

The meeting adjourned at 4:50 PM.

# Civic Works Committee

## Report

The 9th Meeting of Civic Works Committee  
May 24, 2023

PRESENT: Councillors C. Rahman (Chair), P. Cuddy, S. Trosow, P. Van Meerbergen

ABSENT: H. McAlister, Mayor J. Morgan

ALSO PRESENT: S. Chambers, J. Dann, G. Dales, D. Escobar, A. Jobb, J. Kostyniuk, D. MacRae, S. Maguire, K. Mason, K. Oudekerk, A. Rammeloo, K. Scherr, J. Stanford

Remote Attendance: Councillors S. Lewis, E. Pelozza; E. Bennett, U. Candido, S. Corman, K. Dawtrey, B. Westlake-Power

The meeting was called to order at 12:01 PM; it being noted that Councillor P. Van Meerbergen was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: P. Cuddy

Seconded by: S. Trosow

That Items 2.1, 2.2, 2.3, 2.4 and 2.5 BE APPROVED.

Yeas: (4): C. Rahman, P. Cuddy, S. Trosow, and P. Van Meerbergen

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

#### 2.1 6th Report of the Environmental Stewardship and Action Community Advisory Committee

That the following actions be taken with respect to the 6th Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on May 3, 2023:

- a) that the Working Group comments related to the draft goldfish brochure, as appended to the Agenda, BE FORWARDED to the Civic Administration for review and consideration; and,
- b) clauses 1.1, 2.1, 3.1 and 3.2, BE RECEIVED.

#### 2.2 Dingman Creek Pumping Station Consulting Fees Value Increase

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Dingman Creek Pumping Station Consulting Fees Value Increase:

- a) the value of the engineering consulting fees for Stantec Consulting Limited BE INCREASED by \$463,025.15, including contingency (excluding HST), due to increased efforts related to the project extension;
- 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 Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (E03-2023)

### 2.3 Amendments to the Traffic and Parking By-law

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated May 24, 2023, BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (C01-2023)

### 2.4 2023 New Traffic and Pedestrian Signals and Pedestrian Crossovers

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the 2023 New Traffic and Pedestrian Signals and Pedestrian Crossover:

- a) the installation of the following traffic signals BE APPROVED:
  - i) Bradley Avenue W at Wharnccliffe Road S
  - ii) Commissioners Road E at Chelton Road
  - iii) Gainsborough Road at Coronation Drive (west intersection)
  - iv) Gainsborough Road at Sherwood Forest Mall Driveway
  - v) Hamilton Road at Clarke Road
  - vi) Huron Street at Vesta Road
  - vii) King Street at Ontario Street
  - viii) South Street at Wellington Street
  - ix) Sunningdale Road E at North Wenige Drive;
- b) the installation of the following pedestrian signals BE APPROVED:
  - i) Fanshawe Park Road W at Foxwood Avenue
  - ii) Hill Street at Adelaide Street N
  - iii) Medway Park Road at Wonderland Road N
  - iv) Morgan Avenue at Wharnccliffe Road S
  - v) Oxford Street W at Headley Gate
  - vi) Springbank Drive at Kensal Park School (west driveway); and,
- c) the proposed by-law, as appended to the above-noted report, BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (T10-2023)

### 2.5 Contract Award - Tender RFT-2023-016 Dingman Drive Improvements

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Contract Award for the Dingman Drive Improvements (RFT-2023-016):

- a) the bid submitted by Bre-Ex Construction Inc., at its tendered price of \$9,996,424.25 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc. was the lowest of six bids received and meets the City's specifications and requirements;
- b) AECOM Canada Ltd., BE AUTHORIZED to complete the contract administration and construction inspection for this project, in accordance with the estimate on file, at an upset amount of \$633,819.00 (excluding HST);
- c) in accordance with the Drainage Act, the 2023 Cousins Drain Report by Spriet Associates, BE ACCEPTED as appended to the above-noted staff report;
- d) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work;
- g) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2023-016); and,
- h) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (T05-2023)

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Downtown Bike Locker Pilot Project Results

Moved by: S. Trosow

Seconded by: P. Cuddy

That, on the on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Downtown Bike Locker Pilot Project Results:

- a) the Civic Administration BE DIRECTED to end the current pilot project phase and continue to offer secure bike parking services with the existing bike lockers in the three existing locations;
- b) the Civic Administration BE DIRECTED to move the Clarence Street lockers for reinstallation at Central Avenue and Richmond Street in early Fall;
- c) the Civic Administration BE DIRECTED to provide recommendations for bike locker rental fees in 2024 for inclusion in the Fees and Charges By-law; and,
- d) the Civic Administration BE DIRECTED to include learnings from the bike locker pilot project and a financial analysis of additional secure bike parking options as part of the development of London's Bike Parking Plan as input into the Mobility Master Plan. (T03-2023)

Yeas: (4): C. Rahman, P. Cuddy, S. Trosow, and P. Van Meerbergen

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

4.2 Final Connected and Automated Vehicle Plan

Moved by: P. Cuddy

Seconded 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 May 24, 2023, related to the Final Connected and Automated Vehicle Plan:

a) the final Connected and Automated Vehicle Plan, as summarized in the Executive Summary appended to the above-noted staff report, BE APPROVED; and,

b) the Civic Administration BE DIRECTED to implement the various aspects of the plan as opportunities arise. (T10-2023)

Yeas: (4): C. Rahman, P. Cuddy, S. Trosow, and P. Van Meerbergen

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

4.3 Automated Enforcement Program Expansion Single Source 2023-142

Moved by: P. Cuddy

Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated May 24, 2023, related to the Automated Enforcement Program Expansion Single Source 2023-142:

a) that Traffipax LLC, BE AWARDED the contract for the provision of red light cameras, associated equipment, maintenance, and data transfer services until the end of the contract period on April 30, 2025, in accordance with the terms and conditions of the Request for Approvals executed by the City of Toronto (RFP No. Doc2184528757) on behalf of the City of London and other participating Red Light Camera municipalities in accordance with Section 14.4 (g) of the Procurement of Goods and Services Policy; it being noted that there is an option to extend the contract at the discretion of the City of London for an additional two years (May 1, 2025 to April 30, 2027);

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

c) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the vendor for the work;

d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations;

e) the Civic Administration BE DIRECTED to place the net revenue from the Red Light Camera Program in the Automated Enforcement Reserve Fund; it being noted that any revenue shortfalls will be funded from this reserve fund, if necessary; and,

f) the information regarding the expansion of the previously approved Automated Speed Enforcement program, BE RECEIVED. (T06-2023)

Yeas: (4): C. Rahman, P. Cuddy, S. Trosow, and P. Van Meerbergen

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Trosow

Seconded by: C. Rahman

That, the clause be amended to add a part g) as follows:

g) that Civic Administration BE DIRECTED to investigate and implement additional Red Light Camera locations as may be feasible.

Yeas: (2): C. Rahman, and S. Trosow

Nays: (2): P. Cuddy, and P. Van Meerbergen

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Failed (2 to 2)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential**

Moved by: P. Cuddy

Seconded by: P. Van Meerbergen

That the Civic Works Committee convene In Closed Session for the purpose of considering the following:

**6.1 Litigation/Potential Litigation/Matters Before Administrative Tribunals**

A matter pertaining to litigation currently before the Superior Court of Justice, Court file No. 783/19 affecting the municipality and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in relation to the 2016 Sarnia Road Improvements from Wonderland Road North to Sleightholme Avenue, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Yeas: (4): C. Rahman, P. Cuddy, S. Trosow, and P. Van Meerbergen

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

The Civic Works Committee convened In Closed Session from 1:00 PM to 1:05 PM.

**7. Adjournment**

The meeting adjourned at 1:08 PM.

# Strategic Priorities and Policy Committee Report

16th Meeting of the Strategic Priorities and Policy Committee  
May 30, 2023

PRESENT: Mayor J. Morgan (Chair), S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, S. Hillier

ABSENT: Councillors H. McAlister, S. Stevenson

ALSO PRESENT: L. Livingstone, A. Barbon, K. Dickins, D. Escobar, M. Feldberg, S. Mathers, R. Morris, K. Scherr, C. Smith, J. Stanford, S. Thompson, B. Westlake-Power, J. Yanchula

Remote attendance: E. Bennett, B. Card, C. Cooper, S. Corman, M. Schulthess

The meeting is called to order at 4:03 PM, it being noted that Councillors P. Van Meerbergen and S. Hillier were in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: S. Lewis  
Seconded by: S. Franke

That items 2.1 and 2.3 BE APPROVED.

Yeas: (13): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (2): H. McAlister, and S. Stevenson

**Motion Passed (13 to 0)**

### 2.1 Update on Community Diversity and Inclusion Strategy (CDIS) and Next Steps

Moved by: S. Lewis  
Seconded by: S. Franke

That, on the recommendation of the City Manager, the following actions be taken with respect to the Community Diversity and Inclusion Strategy (CDIS):

- a) the report on the progress and conclusion of the Community Diversity and Inclusion Strategy BE RECEIVED for information; and,
- b) the Priority Working Group Members and the Leadership Table BE THANKED for their time and effort in leading the Community Diversity and Inclusion Strategy.

**Motion Passed**



2.3 SS-2023-120 Single Source: Supportive Housing Model at 403 Thompson Road

Moved by: S. Lewis

Seconded by: S. Franke

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, with the concurrence of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to a Single Source Award Recommendation:

- a) a single source procurement in accordance with s. 14.4(e) of the Procurement of Goods and Services Policy BE APPROVED to Indwell Community Homes to deliver a Supportive Housing Model pilot project at 403 Thompson Road for a term commencing June 15, 2023, through to December 31, 2025, with the option to extend for four (4) additional one (1) year terms, at an annual operating fee of up to \$1,164,000 and initial one-time onboarding expenses of up to \$490,000; such onboarding expenses include the one-time capital costs of \$158,918 to operationalize the building to provide for the programs, services, and delivery method associated with the proposed Supportive Housing Model;
- b) funding for the initial one-time onboarding capital costs referenced in part a), above, BE APPROVED, as outlined in the Source of Financing Report, as appended to the staff report dated May 30, 2023 as Appendix "A";
- c) the Deputy City Manager, Planning and Economic Development and the Deputy City Manager, Social and Health Development BE AUTHORIZED to jointly approve and execute a Municipal Purchase of Service Agreement with Indwell Community Homes and the Housing Development Corporation for the operation of 403 Thompson Road and the initial onboarding services and capital improvements required for Indwell to deliver the proposed Supportive Housing Model;
- d) the Civic Administration BE AUTHORIZED to undertake all other administrative acts necessary in connection with this purchase;
- e) the approval given herein BE CONDITIONAL upon the Corporation entering into a Municipal Purchase of Service Agreement with Indwell Community Homes and the Housing Development Corporation; and,
- f) the Deputy City Manager, Planning and Economic Development and the Deputy City Manager, Social and Health Development BE AUTHORIZED to jointly execute amendments to or amending agreements associated with the Municipal Purchase of Service Agreement authorized above;

it being noted that the Strategic Priorities and Policy Committee received a presentation on the added agenda from Indwell with respect to this matter.

**Motion Passed**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 2022 Climate Emergency Action Plan Progress Report

Moved by: S. Franke

Seconded by: D. Ferreira

That the following actions be taken with respect to the 2022 Climate Emergency Action Plan Progress Report, dated May 30, 2023:

- a) the above-noted report BE RECEIVED; and
- b) the Civic Administration BE DIRECTED to include the following specific actions as part of the implementation of the Climate Emergency Action Plan (CEAP):
  - i) develop and deliver CEAP training to all current and future staff through the onboarding and continued learning processes in a manner consistent with current internal learning and development programs (e.g., Anti-Racism, Anti Oppression) to ensure that all staff members understand how to align their work to CEAP outcomes and make changes in their everyday routine work to align with targets;
  - ii) bring a CEAP update to SPPC twice a year; a comprehensive progress report in May and an update report in the fall;
  - iii) develop a Net-Zero Emission Plan for Corporate Assets to ensure Fleet & Facilities can achieve 2045 corporate targets subject to the approval of appropriate funding in the 2024-2027 Multi-Year Budget;
  - iv) ensure that asset management projects such as retrofits, replacements, renewals, and rehabilitations of City infrastructure make significant and visible efforts to be in line with net zero emission 2045 corporate targets, consistent with CEAP Area of Focus 7, 6a and 6b, while the plan noted above is being developed subject to the approval of appropriate funding in the 2024-2027 Multi-Year Budget.

**Motion Passed**

Voting Record:

Moved by: S. Franke  
 Seconded by: D. Ferreira

Motion to approve part a)

That the following actions be taken with respect to the 2022 Climate Emergency Action Plan Progress Report, dated May 30, 2023:

- a) the above-noted report BE RECEIVED; and

Yeas: (13): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Absent: (2): H. McAlister, and S. Stevenson

**Motion Passed (13 to 0)**

Moved by: S. Franke  
 Seconded by: D. Ferreira

Motion to approve part b)

- b) the Civic Administration BE DIRECTED to include the following specific actions as part of the implementation of the Climate Emergency Action Plan (CEAP):

- i) develop and deliver CEAP training to all current and future staff through the onboarding and continued learning processes in a manner consistent with current internal learning and development programs (e.g., Anti-Racism, Anti Oppression) to ensure that all staff members understand how to align their work to CEAP outcomes and make changes in their everyday routine work to align with targets;
- ii) bring a CEAP update to SPPC twice a year; a comprehensive progress report in May and an update report in the fall;
- iii) develop a Net-Zero Emission Plan for Corporate Assets to ensure

Fleet & Facilities can achieve 2045 corporate targets subject to the approval of appropriate funding in the 2024-2027 Multi-Year Budget; iv) ensure that asset management projects such as retrofits, replacements, renewals, and rehabilitations of City infrastructure make significant and visible efforts to be in line with net zero emission 2045 corporate targets, consistent with CEAP Area of Focus 7, 6a and 6b, while the plan noted above is being developed subject to the approval of appropriate funding in the 2024-2027 Multi-Year Budget.

Yeas: (11): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

Nays: (2): P. Van Meerbergen, and S. Hillier

Absent: (2): H. McAlister, and S. Stevenson

**Motion Passed (11 to 2)**

4.2 Request for a Shareholder's Meeting - Housing Development Corporation London (HDC)

Moved by: E. Pelozza

Seconded by: A. Hopkins

That the following actions be taken with respect to the 2022 Annual General Meeting of the Shareholder for the Housing Development Corporation, London (HDC):

a) the 2022 Annual General Meeting of the Shareholder for the Housing Development Corporation, London (HDC) BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 20, 2023, for the purpose of receiving the report from the Board of Directors of the Housing Development Corporation, London (HDC) in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,

b) the City Clerk BE DIRECTED to provide notice of the 2022 Annual Meeting to the Board of Directors for the Housing Development Corporation, London (HDC) and to invite the President and CEO and the Board/Chair to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated May 19, 2023, from M. Feldberg, President and CEO, Housing Development Corporation, London, with respect to this matter.

Yeas: (13): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (2): H. McAlister, and S. Stevenson

**Motion Passed (13 to 0)**

4.3 Request for Business Cases for the Multi-Year Budget

Moved by: S. Franke

Seconded by: S. Trosow

That the following actions be taken with respect to the communication dated May 30, 2023, from Councillor S. Franke, related to business cases for consideration with the multi-year budget:

a) the Civic Administration BE DIRECTED to prepare business cases for the following :

i) New Funding, Existing Strategies - Coves Silver Creek Restoration Project;

b) the request for a business case for a purchasing natural heritage lands strategy (including compensation requirements for infrastructure projects) BE REFERRED to the Civic Administration in order to report back to the appropriate standing committee with additional scoping details;

it being noted that the Strategic Priorities and Policy Committee received a communication dated May 19, 2023 from A. Wasylo, Chair, Board of Directors and M. Miksa, Executive Director, London Cycle Link with respect to bicycle infrastructure.

**Motion Passed**

Voting Record:

Moved by: E. Pelosa

Seconded by: S. Franke

That the Strategic Priorities and Policy Committee BE RECESSED at this time.

**Motion Passed**

The Strategic Priorities and Policy Committee recesses at 6:35 PM and reconvenes at 7:07 PM.

In accordance with section 33.4 of the Council Procedure By-law, the following text is removed from the motion, with the consent of the committee and at the joint request of the mover and seconder:

"a) New Funding, Existing Strategies related to:

iv) Secure Bike Parking, Bike Share, Bike Lane Maintenance and Bike Education;

c) Reduction Cases:

i) Review road widening projects in the current development charges study, to determine which can be deferred or eliminated;"

Moved by: S. Lewis

Seconded by: P. Cuddy

That part b) i), related to the request for a business case for a purchasing natural heritage lands strategy (including compensation requirements for infrastructure projects) BE REFERRED to the Civic Administration in order to report back to the appropriate standing committee with additional scoping details.

Yeas: (11): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Nays: (1): S. Trosow

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Passed (11 to 1)**

Moved by: S. Franke  
Seconded by: S. Trosow

Motion to approve part a) i)

That the Civic Administration BE DIRECTED to prepare business cases for the following for consideration during the Multi-Year Budget deliberations:

a) New Funding, Existing Strategies related to:

i) Coves Silver Creek Restoration Project;

Yeas: (11): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, D. Ferreira, and S. Hillier

Nays: (1): E. Pelosa

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Passed (11 to 1)**

Moved by: S. Franke  
Seconded by: S. Trosow

Motion to approve a) ii)

ii) Invasive Species Management Plan;

Yeas: (3): S. Trosow, S. Franke, and D. Ferreira

Nays: (9): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, E. Pelosa, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Failed (3 to 9)**

Moved by: S. Franke  
Seconded by: S. Trosow

Motion to approve a) iii)

iii) Climate Emergency Action Plan;

Yeas: (3): S. Trosow, S. Franke, and D. Ferreira

Nays: (9): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, E. Pelosa, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Failed (3 to 9)**

Moved by: S. Franke  
Seconded by: S. Trosow

Motion to approve part c) ii)

c) Reduction Cases:

ii) Reduction in frequency of grass cutting on city property;

it being noted that the Strategic Priorities and Policy Committee received a communication dated May 19, 2023 from A. Wasytko, Chair, Board of Directors and M. Miksa, Executive Director, London Cycle Link with respect to bicycle infrastructure.

Yeas: (6): S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Franke, and D. Ferreira

Nays: (6): J. Morgan, J. Pribil, S. Lehman, A. Hopkins, E. Pelozza, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Failed (6 to 6)**

4.4 Resignation on the London and Middlesex Community Housing Board of Directors

Moved by: S. Lewis

Seconded by: P. Cuddy

That the following actions be taken with respect to the London and Middlesex Community Housing:

a) the communication dated May 19, 2023 from P. Chisholm BE RECEIVED;

b) the resignation of Tammy Brooks from London and Middlesex Community Housing Board of Directors BE ACCEPTED; and,

c) the City Clerk BE DIRECTED to advertise in the usual manner to solicit applications for appointment for a tenant position to London and Middlesex Community Housing Board of Directors, with applications to be brought forward to a future meeting of the Strategic Priorities and Policy Committee for consideration.

Yeas: (12): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Passed (12 to 0)**

**2. Consent**

2.2 Core Area Land and Building Vacancy Reduction Strategy

Moved by: D. Ferreira

Seconded by: S. Trosow

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to a proposed strategy that sets out potential tools that may assist in reducing core area land and building vacancy:

a) the staff report dated May 30, 2023, entitled Core Area Land and Building Vacancy Reduction Strategy BE RECEIVED;

- b) the City of London Core Area Land and Building Vacancy Reduction Strategy, as appended to the staff report as Appendix “A” BE RECEIVED;
- c) the strategic initiatives identified in this Strategy that can be addressed through existing budgets BE IMPLEMENTED; and,
- d) the Civic Administration BE DIRECTED to submit business cases for strategic initiatives in the Core Area Land and Building Vacancy Reduction Strategy requiring additional investment through the 2024-2027 Multi-Year Budget process;

it being noted that some business cases submitted to address other Council priorities may also address, in whole or in part, strategic initiatives of the Core Area Land and Building Vacancy Reduction Strategy;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated May 28, 2023 from C. Butler with respect to this matter.

### **Motion Passed**

Voting Record:

Moved by: D. Ferreira

Seconded by: S. Trosow

Motion to approve part e) of the clause:

e) the above-noted Core Area Land and Building Vacancy Reduction Strategy BE REVISED to include the following:

- i) for buildings with floor plates that are deemed feasible for conversion to residential use, immediate actions be undertaken to facilitate the quick conversion of these areas;
- ii) for buildings with floor plates that are not deemed feasible for conversion to residential use; focus on creating spaces for local communities including studios, galleries, rehearsal and other creative spaces, and spaces for pop-up opportunities;
- iii) vacant lands and other B and C type existing structures, consider potential adaptation of land and buildings to service the targeted uses as enumerated in the Industrial Land Development Strategy (such as R & D, film production, digital games and other digital services);

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

Nays: (8): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, E. Pelosa, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

### **Motion Failed (4 to 8)**

Moved by: D. Ferreira

Seconded by: S. Trosow

Motion to approve part f)

f) the SPPC hold a Public Participation Meeting to consider the matters in this report and other feedback, and that the meeting be scheduled prior to the commencement of the multi-year budget deliberations;

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

Nays: (8): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, E. Pelozza, and S. Hillier

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Failed (4 to 8)**

Moved by: D. Ferreira

Seconded by: S. Trosow

Motion to approve the remainder of the clause:

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to a proposed strategy that sets out potential tools that may assist in reducing core area land and building vacancy:

- a) the staff report dated May 30, 2023, entitled Core Area Land and Building Vacancy Reduction Strategy BE RECEIVED;
- b) the City of London Core Area Land and Building Vacancy Reduction Strategy, as appended to the staff report as Appendix "A" BE RECEIVED;
- c) the strategic initiatives identified in this Strategy that can be addressed through existing budgets BE IMPLEMENTED; and,
- d) the Civic Administration BE DIRECTED to submit business cases for strategic initiatives in the Core Area Land and Building Vacancy Reduction Strategy requiring additional investment through the 2024-2027 Multi-Year Budget process;

it being noted that some business cases submitted to address other Council priorities may also address, in whole or in part, strategic initiatives of the Core Area Land and Building Vacancy Reduction Strategy;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated May 28, 2023 from C. Butler with respect to this matter.

Yeas: (10): J. Morgan, S. Lewis, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (2): P. Cuddy, and S. Trosow

Absent: (3): H. McAlister, S. Stevenson, and P. Van Meerbergen

**Motion Passed (10 to 2)**

2.4 1st Report of the Governance Working Group

Moved by: S. Lewis

Seconded by: P. Cuddy

That the following actions be taken with respect to the 1st Report of the Governance Working Group from its meeting held on May 17, 2023:

a) the following actions be taken with respect to the 2024 Standing Committee and Council Calendar:

i) the Civic Administration BE DIRECTED to draft a 2024 meeting calendar with the following parameters:



- A) week 1 - Monday - CPSC - 1 PM  
                   Tuesday - CWC - 9:30 AM  
                                   - Planning - 1 PM
- B) week 2 - Monday - CSC - 1 PM  
                   Tuesday - SPPC - 1 PM
- C) week 3 - Tuesday - Council - 1 PM

ii) the above-noted draft 2024 calendar BE PROVIDED to the Senior Leadership Team for their feedback; and,

iii) the Senior Leadership Team comments BE PROVIDED to the Governance Working Group at their next meeting;

b) the following actions be taken with respect to meetings in closed session at standing committee and Council meetings:

i) the practice of relocating the Council/Standing Committee members and appropriate staff, during closed session parts of a meeting, BE REIMPLEMENTED; it being noted that hybrid meeting attendance in closed session will be accommodated; it being further noted that this will allow for the public to remain in the Council Chambers during the closed session; and,

ii) the Civic Administration BE DIRECTED to report back with respect to closed session meeting participation best practices that may be the subject of a Council Policy; it being noted that this may be incorporated in the report related to virtual meeting participation forthcoming to committee;

c) the Civic Administration BE DIRECTED to report back to the Governance Working Group with respect to the following potential changes to the Council Members' Expense Account Policy:

i) changes to part 4.2 c) vii) related to hosting ward events that will provide additional flexibility and discretion for individual council members in terms of facility use and locations;

ii) incorporation of permissive language with respect to opportunities for partnerships for council members related to engagement opportunities; and,

iii) a review and recommendations related to updating existing expenditure annual limits and specific expense amounts that currently exist within the policy;

d) the following actions be taken with respect to Appointment of Council Members to Standing Committees of Council and Various Civic Boards and Commissions Policy:

i) the Civic Administration BE DIRECTED to report back on potential policy changes, specific to Standing Committee appointments, that would compel individual members to make complete submissions for appointment consideration, as well as compelling complete selections during any selection process; it being noted that the intention of any such changes would be to facilitate better distribution of work amongst all members;

ii) additional discussion related to appointments to Civic Boards and Commissions BE REFERRED to a future meeting of the GWG; it being noted that additional information with respect to the participation requirements of these boards and commissions will be compiled; and,



Moved by: S. Lewis  
Seconded by: P. Cuddy

The 1st Report of the Governance Working Group, as amended, BE APPROVED.

Yeas: (11): J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (4): H. McAlister, S. Stevenson, S. Trosow, and P. Van Meerbergen

**Motion Passed (11 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Adjournment**

Moved by: E. Pelozza  
Seconded by: S. Franke

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 9:25 PM.

# Planning and Environment Committee Report

9th Meeting of the Planning and Environment Committee  
May 23, 2023

PRESENT: Councillors S. Lehman (Chair), S. Lewis, S. Franke, S. Hillier

ABSENT: A. Hopkins, Mayor J. Morgan

ALSO PRESENT: Councillors S. Stevenson and J. Pribil; J. Adema, M. Corby, M. Davenport, D. Escobar, A. Hovius, K. Huckabone, M. Hynes, A. Job, P. Kavcic, P. Kokkoros, T. Macbeth, S. Mathers, C. Maton, H. McNeely, N. O'Brien, M. Pease, S. Thompson, M. Vivian, B. Warner, E. Williamson, J. Yanchula and P. Yeoman

Remote attendance: Councillors S. Trosow, C. Rahman and E. Pelozza; I. Abushehada, E. Bennett, S. Corman, M. Davenport, P. Kavcic, J. MacKay, C. McCreery, L. Mottram, B. O'Hagan, B. Page and C. Parker

The meeting is called to order at 4:02 PM; it being noted that Councillor S. Hillier was in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: S. Franke  
Seconded by: S. Lewis

That Items 2.1 to 2.8 BE APPROVED.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

### 2.1 6th Report of the Community Advisory Committee on Planning

Moved by: S. Franke  
Seconded by: S. Lewis

That the 6th Report of the Community Advisory Committee on Planning, from its meeting held on May 10, 2023, BE RECEIVED for information.

**Motion Passed**

### 2.2 Building Division Monthly Report - March 2023

Moved by: S. Franke  
Seconded by: S. Lewis

That the Building Division Monthly report for March, 2023 BE RECEIVED for information. (A23-2023)

**Motion Passed**

2.3 Post Development Environmental Impact Study Monitoring Update

Moved by: S. Franke  
Seconded by: S. Lewis

That the staff report dated May 23, 2023 entitled "Post-Development Environmental Impact Study Monitoring Update" BE RECEIVED for information. (E05-2023)

**Motion Passed**

2.4 5-year Review - Community Improvement Plans and Financial Incentive Programs - Background Analysis

Moved by: S. Franke  
Seconded by: S. Lewis

That the staff report dated May 23, 2023 entitled "5-Year Review - Community Improvement Plans and Financial Incentive Programs Background Analysis" BE RECEIVED for information. (D19-2023)

**Motion Passed**

2.5 5-Year Review - Community Improvement Plans and Financial Incentives Programs

Moved by: S. Franke  
Seconded by: S. Lewis

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the evaluation of Community Improvement Plan and Financial Incentive Programs:

a) the staff report dated May 23, 2023 entitled "5-Year Review - Community Improvement Plans and Financial Incentive Programs", summarizing community consultations and Civic Administration's comprehensive review of the City's existing Community Improvement Plans and associated Financial Incentive Programs BE RECEIVED for information; and,

b) the Civic Administration BE DIRECTED to circulate the draft recommendations appended to the staff report dated May 23, 2023 as Appendix "A" for public review until June 12, 2023. (D19-2023)

**Motion Passed**

2.6 Heritage Alteration Permit - 27 Bruce Street - Wortley Village-Old South Conservation District (HAP23-015-L)

Moved by: S. Franke  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for the replacement of the front porch on the heritage designated property at 27 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE REFUSED;

it being noted that the porch alterations do not comply with the policies and guidelines of the Wortley Village-Old South Heritage Conservation District Plan. (R01-2023)

**Motion Passed**

- 2.7 Closed School Site: Evaluation and Approach (1040 Hamilton Road, former Fairmont Public School)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the letter of interest from the Thames Valley District School Board for the surplus school site at 1040 Hamilton Road:

a) the Civic Administration BE DIRECTED to express an interest in these lands for the purposes of providing the identified municipal needs of affordable housing and parkland; and,

b) the report dated May 23, 2023 entitled "Closed School Site: Evaluation and Approach (1040 Hamilton Road, former Fairmont Public School) BE RECEIVED for information. (D04-2023)

**Motion Passed**

- 2.8 Exemption from Part Lot Control By-law - 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge (P-9609)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application by Rembrandt Meadowlilly Inc., to exempt the following lands 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 May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to exempt lands located at 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge, legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, from the Part Lot Control provisions of subsection 50(5) of the said *Act* for a period not to exceed two (2) years; and,

b) the applicant BE ADVISED that the cost of registration of the above-noted by-law is to be borne by the applicant in accordance with City policy. (D04-2023)

**Motion Passed**

### 3. Scheduled Items

#### 3.1 340-390 Saskatoon Street (Z-9599 / O-9600)

Moved by: S. Lewis

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Four99 Inc., relating to the properties located at 340-390 Saskatoon Street:

a) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at a future Council meeting, to amend the Official Plan for the City of London, 2016, by AMENDING policy 1070B for Specific Policies in the Neighbourhoods Place Type;

b) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject properties FROM a Holding Residential R2/Restricted Office Special Provision (h-216\*R2-3/RO(6)) Zone TO a Holding Residential R2/Restricted Office Special Provision (h-216\*R2-3/RO(\_)) Zone;

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

- H. Froussios, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and Specific Policy Areas policies; and,
- the recommended amendment would broaden the scope of permitted uses in an existing building with existing light industrial and associated office uses. (D04-2023)

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

3.2 847-851 Wonderland Road South (Z-9597)

Moved by: S. Franke  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 1216571 Ontario Inc., relating to the property located at 847-851 Wonderland Road South, the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA1(7)) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone;

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

- T. Brydges, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Shopping Area Place Type;
- the recommended amendment would permit a new use that is appropriate within the surrounding context; and,
- the recommended amendment would provide access to medical/dental offices in a convenient and accessible location to meet the needs of neighbourhood residents. (D04-2023)

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**



Moved by: S. Franke  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

### 3.3 135 Villagewalk Boulevard (SPA23-005) - Public Site Plan Meeting

Moved by: S. Lewis  
Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Uptown Commercial Centre c/o Carlos Ramirez, relating to the property located at 135 Villagewalk Boulevard:

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the commercial building; and,
- b) the Approval Authority BE ADVISED that the Council has no issues with respect to the Site Plan Application, and the Council supports the Site Plan Application;

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

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

- the Site Plan, as proposed, is consistent with the Provincial Policy Statement 2020, which directs development to designated growth areas and that development be adjacent to existing development;
- the proposed Site Plan generally conforms to the policies of the Shopping Area Place Type and all other applicable policies of The London Plan;
- the proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law; and,
- the proposed Site Plan meets the requirements of the Site Plan Control By-law. (D04-2023)

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

3.4 Additional Residential Unit Amendments as a Result of More Homes Built Faster Act, 2022 (Bill 23) (OZ-9581)

Moved by: S. Franke  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law requirements for additional residential units:

- 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 June 6, 2023 TO AMEND the Official Plan (the Official Plan for the City of London, 2016) policies relating to additional residential units in accordance with new requirements in the Planning Act, which were changed through the *More Homes Built Faster Act, 2022 (Bill 23)*;
- b) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 TO AMEND the regulations of Zoning By-law No. Z.-1 relating to additional residential units, to conform with the recommended amendments to the Official Plan for the City of London, 2016;
- c) the Civic Administration BE DIRECTED to undertake a review of the current five-bedroom limit and report back at a future Planning and Environment Committee meeting; and,
- d) the Civic Administration BE DIRECTED to undertake a review of the current parking and driveway width policies in additional residential units and report back at a future Planning and Environment Committee meeting;

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

- M. Wallace, Executive Director, London Development Institute;
- S. Levin, Orchard Park/ Sherwood Forest Ratepayers Association;
- A. Kaplansky;
- J. Zaifman, CEO, London Homebuilders Association;
- S. Bentley, Interim President, Broughdale Community Association;
- C. O'Brien, Drewlo Holdings and Ironstone Building Company; and,
- J. Liu;

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), including policy 1.4.3 that requires that the City to plan for an appropriate mix of housing types and densities and permit,

where appropriate “all forms of residential intensification, including additional residential units.”;

- the recommended amendments will permit additional residential units in accordance with changes to the *Planning Act* made through the *More Homes Act*; and,
- the recommended amendments align with City initiatives to increase housing supply, including affordable housing. This includes The City of London Housing Pledge that was approved by Council in February, 2023. (D04-2023)

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to add a new clause d) which reads as follows:

"d) the Civic Administration BE DIRECTED to undertake a review of the current parking and driveway width policies in additional residential units and report back at a future Planning and Environment Committee meeting;"

Yeas: (3): S. Lehman, S. Lewis, and S. Hillier

Nays: (1): S. Franke

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (3 to 1)**

3.5 327 Thompson Road (Z-9579)

Moved by: S. Franke  
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Emvy Group Inc., relating to the property located at 327 Thompson Road:

- a) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R2 (R2-2) Zone TO a Residential R3 Special Provision (R3-1(\*)) Zone and a Residential R3 Special Provision (R3-1(\*\*)) Zone; and,
- b) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c. P.13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

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

- N Dyjack, Strik Baldinelli Moniz Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions and the Neighbourhoods Place Type; and,
- the recommended amendment facilitates the development of a vacant site within the Built-Area Boundary and Primary Transit Area with an appropriate form of infill development. (D04-2023)

Yeas: (3): S. Lehman, S. Franke, and S. Hillier

Absent: (3): S. Lewis, A. Hopkins , and Mayor J. Morgan

**Motion Passed (3 to 0)**

Moved by: S. Franke  
Seconded by: S. Lehman

Motion to open the public participation meeting.

Yeas: (3): S. Lehman, S. Franke, and S. Hillier

Absent: (3): S. Lewis, A. Hopkins , and Mayor J. Morgan

**Motion Passed (3 to 0)**

Moved by: S. Franke  
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (3): S. Lehman, S. Franke, and S. Hillier

Absent: (3): S. Lewis, A. Hopkins , and Mayor J. Morgan

**Motion Passed (3 to 0)**

3.6 644-646 Huron Street (OZ-9580)

Moved by: S. Lewis  
Seconded by: S. Franke

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2614442 Ontario Inc., relating to the property located at 644-646 Huron Street:

- a) the attached, revised, proposed by-law to amend the Official Plan for the City of London, 2016 by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan, BE APPROVED;
- b) the attached, revised, proposed by-law to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Holding Residential R9 Special Provision (h-5\*R9-3(14)\*H13) Zone, TO a Residential R8 Special Provision (R8-4(\_)) Zone, BE APPROVED;
- c) the Site Plan Control Approval Authority BE REQUESTED to consider the following design issues through the site plan control approval process:
  - i) the recommendations of the Noise Study be implemented;
  - ii) provide a centrally located and adequately sized outdoor amenity space;
  - iii) a building design that differentiates the ground floor through the use of pedestrian-scaled elements such as but not limited to, canopies and lighting, alternate window sizes/placement than the floors above;
  - iv) a building design that breaks up the perceived mass of the building through façade articulation (recesses and projections), appropriately scaled windows, the use of high quality materials, and appropriate roof forms and pitches;
  - v) differentiate the main building entrance from ground floor units;
  - vi) investigation by the applicant into whether the Reid Drain storm sewer crossing the property is still active. If active, the Site Plan Control Authority will work with the applicant to consider the possibility of the sewer being re-routed around the building, or alternatively, connected to a storm sewer on the municipal road allowance of sufficient capacity, all to the satisfaction of the City Engineer;
  - vii) inclusion of a functional layby on site in accordance with the Site Plan Control By-law;
  - viii) consent to remove any boundary trees is required prior to final Site Plan Approval; and,
  - ix) consultation with the Municipal Housing Development division for the provision of two (2) or more affordable units be undertaken as part of the Site Plan process;
- d) the Civic Administration, including but not limited to the staff of the Municipal Housing Development team, BE DIRECTED to work with the

applicant to provide for affordable housing units in the above-noted proposed development;

it being noted that any such units could be a part of the Roadmap to 3,000 Affordable Units, as well as assist with Council's Strategic focus to increase access to a range of quality affordable house options; and,

e) pursuant to Section 34(17) of the *Planning Act, R.S.O. 1990, c. P.13*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the recommended by-law;

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

- a communication dated May 18, 2023, from H. Froussios, Zelinka Priamo Ltd.;

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.; and,
- Y. Lavie.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Lewis

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

### 3.7 1120-1126 Oxford Street East and 2 & 6 Clemens Street (Z-9560)

Moved by: S. Franke

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2863382 Ontario Inc. c/o Royal Premier Developments, relating to the properties located at 1120-1126 Oxford Street East and 2 and 6 Clemens Street:

a) consistent with Policy 43\_1 of the Official Plan for the City of London, 2016, a portion of the subject lands, representing 2 and 6 Clemens Street, BE INTERPRETED to be located within the Urban Corridor Place Type; and,

b) the proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R2/Office Conversion (R2-2/OC5) Zone and a Residential R1 (R1-6) Zone TO a Residential R9 Special Provision (R9-7(\_)\*H34) Zone;

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

- i) provide adequate outdoor amenity space, either at grade or through a combination of at grade amenity space and roof top terrace(s);
- ii) differentiate the main building entrance from ground floor units;
- iii) provide a functional layby on site in accordance with the Site Plan Control By-law;
- iv) consent to remove any boundary trees is required prior to final Site Plan Approval;
- v) execution of the lane closure and the provision of a public access easement/easement agreement should be coordinated to occur prior to final Site Plan Approval;
- vi) at the time of Site Plan Approval, the building design is to be similar to that which was considered at the time of the Zoning By-law Amendment application; and,
- vii) any future Site Plan application for the subject site BE CONSIDERED by the Urban Design Peer Review Panel;

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

- a project fact sheet from M. Davis, siv-ik planning / design;

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

- J. Smolarek, siv-ik planning / design;
- M. Toth;
- D. Van Boxmeer;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions, City Building policies, and the Urban Corridor Place Type policies;
- the recommended amendment would permit development at a transitional scale and intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of an

underutilized site within the Built-Area Boundary and Primary Transit Area with an appropriate form of development that is geared towards the intent, and growth, of the Urban Corridor Place Type. (D04-2023)

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Franke

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Franke

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

3.8 129-131 Base Line Road West (Z-9578)

Moved by: S. Lewis

Seconded by: S. Hillier

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2796538 Ontario Inc. c/o RPH Developments, relating to the properties located at 129-131 Base Line Road West:

a) the revised, attached, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject lands FROM a Residential R9 (R9-7\*H32) Zone TO a Holding Residential R9 Special Provision (h\*R9-7(\_)\*H51) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following issues for 129-131 Base Line Road West through the site plan review process:

- i) a Water Capacity Analysis shall be submitted with the first submission of site plan;
- ii) ensure a 3 metre planting area for trees between the property edge and the edge of the parking garage to provide full protection to any boundary trees and critical root zones; and,
- iii) additional landscaping and/or setbacks will be required to address the removal of the watercourse;



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

- a communication dated May 17, 2023 from H. Froussios, Zelinka Priamo Ltd.;

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.; and,
- C. McCullich;

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 to Zoning By-law Z.-1 conforms to the in-force policies of the Official Plan for the City of London, 2016, including, but not limited to the High Density Residential Overlay, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies in the Official Plan for the City of London, 2016; and,
- the recommended amendment facilitates the development of a site within the Primary Transit Area and Built-Area Boundary with an appropriate form of new development. (D04-2023)

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to separate clause a) from the recommendation to be voted on separately:

"a) the revised, attached, proposed by-law appended to the staff report dated May 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on June 6, 2023, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject lands FROM a Residential R9 (R9-7\*H32) Zone TO a Holding Residential R9 Special Provision (h\*R9-7( )\*H51) Zone;"

Yeas: (3): S. Lewis, S. Franke, and S. Hillier

Nays: (1): S. Lehman

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (3 to 1)**

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins , and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Franke  
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins, and Mayor J. Morgan

**Motion Passed (4 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Confidential (Enclosed for Members Only)**

6.1 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

Moved by: S. Franke  
Seconded by: S. Lewis

That the Planning and Environment Committee convene, in Closed Session, for the purpose of considering the following:

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers and employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals related to 1140 Fanshawe Park Road East at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (4): S. Lehman, S. Lewis, S. Franke, and S. Hillier

Absent: (2): A. Hopkins, and Mayor J. Morgan

**Motion Passed (4 to 0)**

The Planning and Environment Committee convened, in Closed Session, from 7:15 PM to 7:35 PM.

**7. Adjournment**

The meeting adjourned at 7:38 PM.

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend the Official Plan, The  
London Plan for the City of London, 2016  
relating to 644-646 Huron Street

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The  
London Plan for the City of London Planning Area – 2016, as contained in the text  
attached hereto and forming part of this by-law, is adopted.

2. This Amendment shall come into effect in accordance with subsection  
17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 6, 2023

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

**AMENDMENT NO.  
to the  
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit an apartment building with an upper maximum height of 7-storeys and a density of 250 units per hectare, subject to the policies for Zoning to the Upper Maximum contained in the Our Tools part of this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 644-646 Huron Street in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for an apartment building with an upper maximum height of 7-storeys and a density of 250 units per hectare.

D. THE AMENDMENT

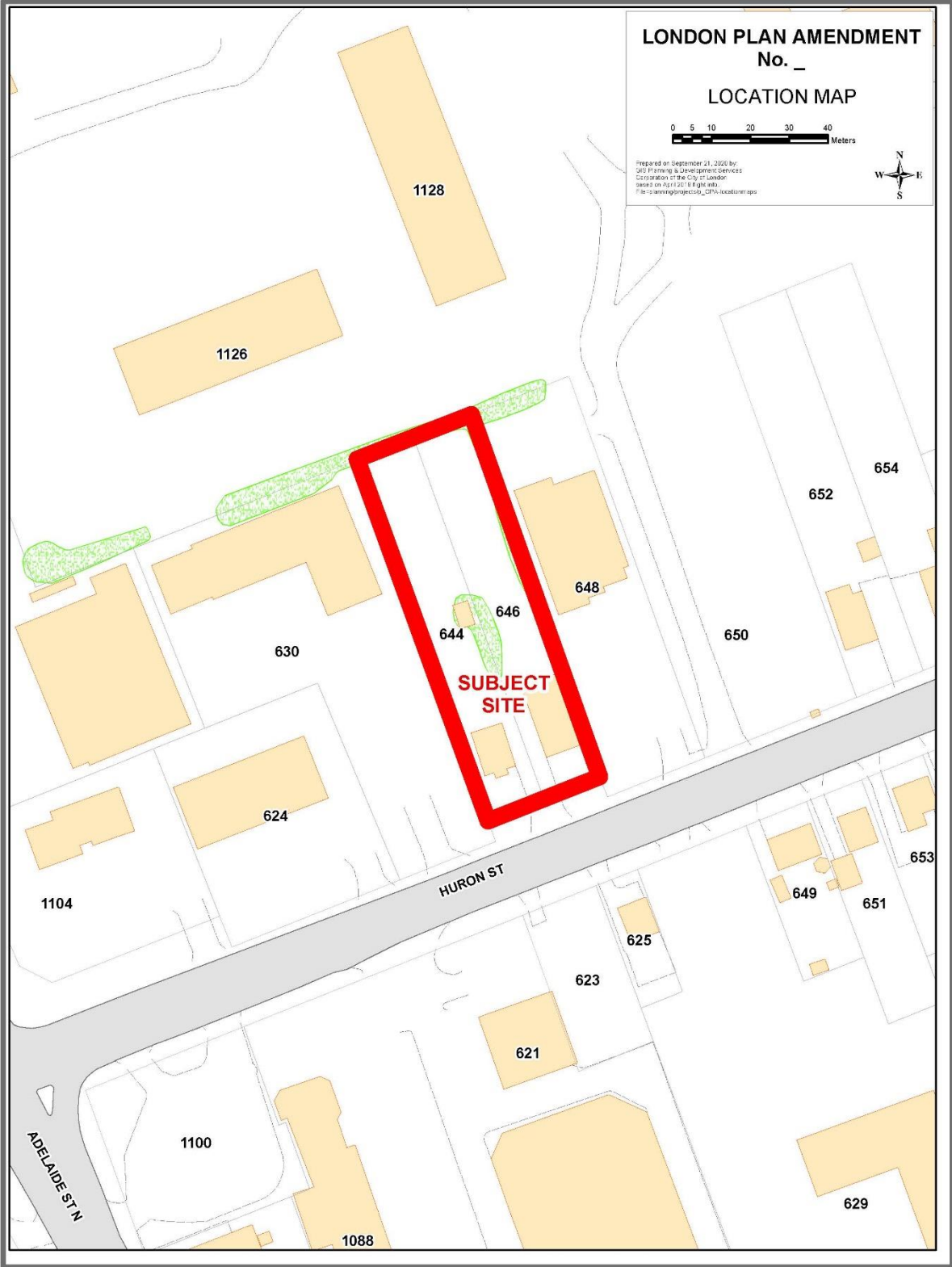
The London Plan for the City of London is hereby amended as follows:

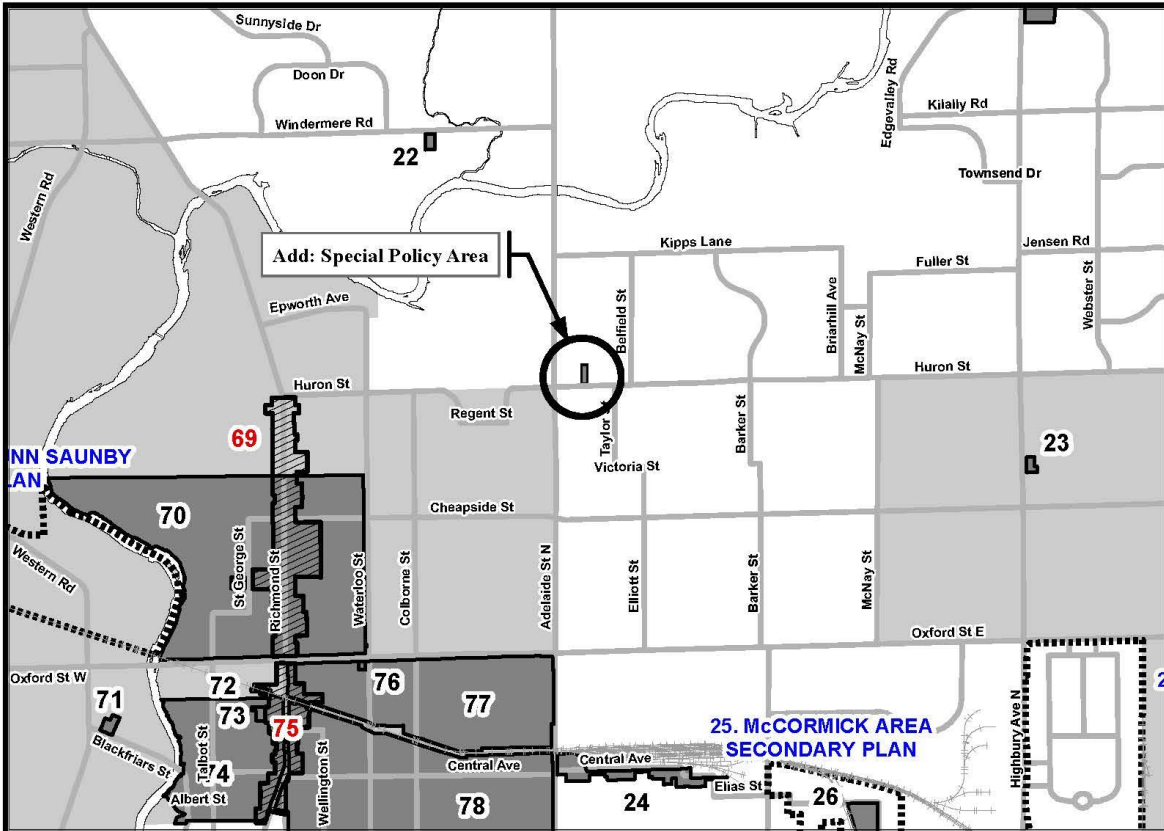
1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:

( ) 644-646 Huron Street

In the Neighbourhoods Place Type applied to the lands at 644-646 Huron Street, an apartment building may be permitted with an upper maximum height of 7-storeys and a density of 250 units per hectare, subject to the policies for Zoning to the Upper Maximum contained in the Our Tools part of this Plan.

2. Map 7 - Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 644-646 Huron Street in the City of London, as indicated on “Schedule 1” attached hereto.



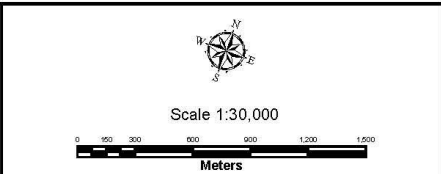


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9580  
**PLANNER:** CM  
**TECHNICIAN:** JI  
**DATE:** 5/18/2023

Bill No.(number to be inserted by Clerk's Office)  
2023

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 644-  
646 Huron Street

WHEREAS 2614442 Ontario Inc. has applied to rezone an area of land located at 644-646 Huron Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 644-646 Huron Street, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Holding Residential R9 Special Provision (h-5\*R9-3(14)\*H13) Zone **TO** a Residential R8 Special Provision (R8-4(\_)) Zone.
- 2) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provisions:

R8-4(\_) 644-646 Huron Street

a) Regulations

- |      |   |            |
|------|---|------------|
| i)   | Front and Exterior Side Yard Depth<br>(Minimum) | 2.5 metres |
| ii)  | Interior Side Yard Depth<br>(Minimum)           | 5.0 metres |
| iii) | Landscaped Open Space<br>(Minimum)              | 29%        |
| iv)  | Building Height<br>(Maximum)                    | 23 metres  |
| v)   | Density<br>(Maximum)                            | 250 UPH    |

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

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

PASSED in Open Council on June 6, 2023

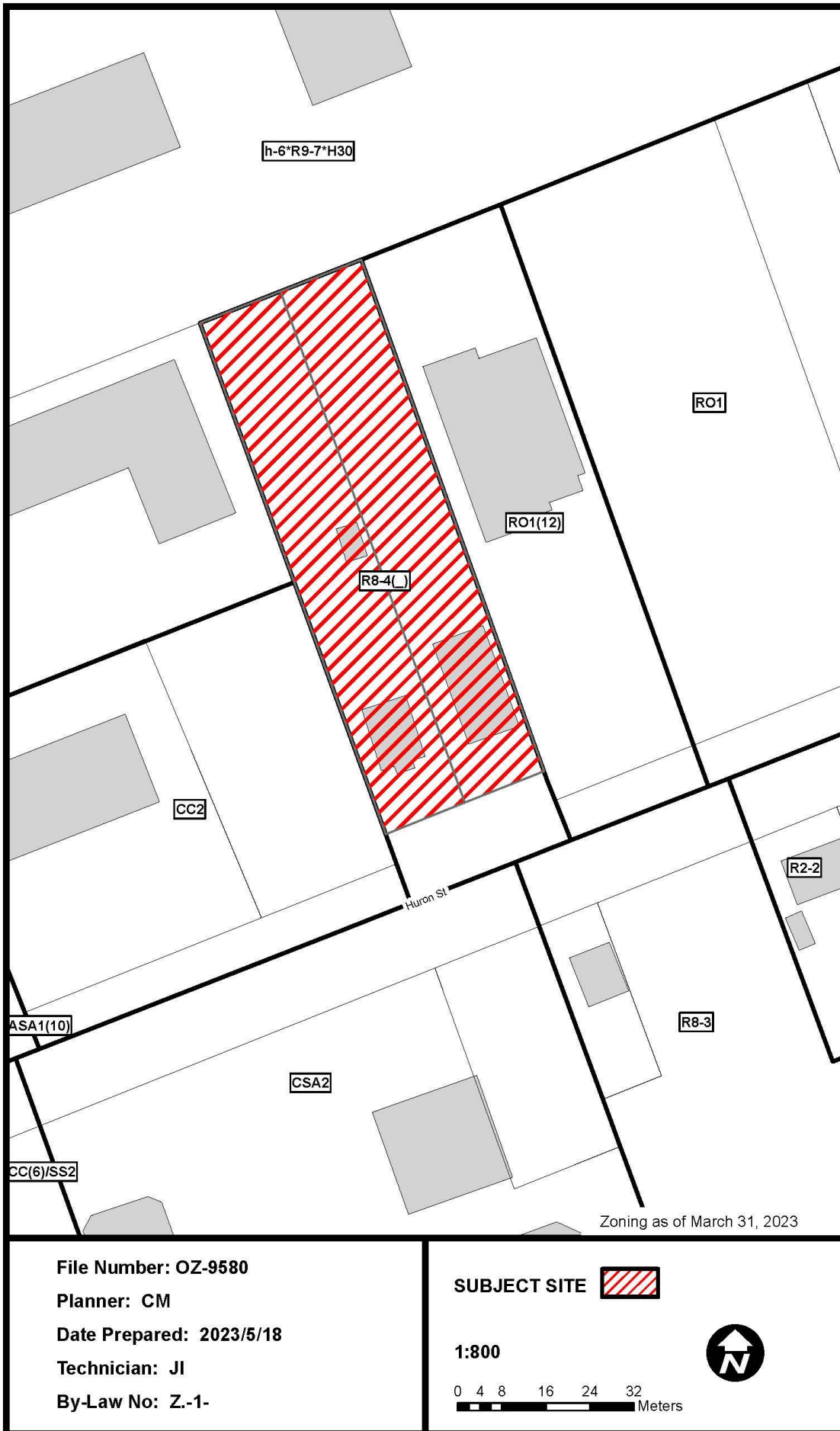
Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Geodatabase

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 129-  
131 Base Line Road West.

WHEREAS 2796538 Ontario Inc. c/o RPH Dev has applied to rezone an area of land located at 129-131 Base Line Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 129-131 Base Line Road West, as shown on the attached map comprising part of Key Map No. A107, from a Residential R9 (R9-7\*H32) Zone to a Holding Residential R9 Special Provision (h\*R9-7(\_)\*H51) Zone.
- 2) Section Number 14.4 of the Residential R9-7 Zone is amended by adding the following Special Provision:

- ) R9-7( ) 129-131 Base Line Road West
- a) Regulations
    - (i) Front Yard Setback (Minimum) 2.0 metres (6.6 feet)
    - (ii) East Interior Side Yard Setback (Minimum) 5.0 metres (16.4 feet)
    - (iii) West Interior Side Yard Setback (Minimum) 13.0 metres (42.7 feet)
    - (iv) East and Rear Yard Setback from Underground Parking Structure to Property Line (Minimum) 3.0 metres (9.8 feet)
    - (v) Surface Parking Spaces (Maximum) 36 spaces
    - (vi) The main building entrance shall be oriented to Base Line Road West.
    - (vii) Density (Maximum) 306 units per hectare
    - (viii) Height (Maximum) 51 metres (or 14 Storeys)

The inclusion in this By-law of imperial measure along with metric measure us for the purpose of convenience only and the metric measure governs in case of any discrepancy

between the two measures.

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

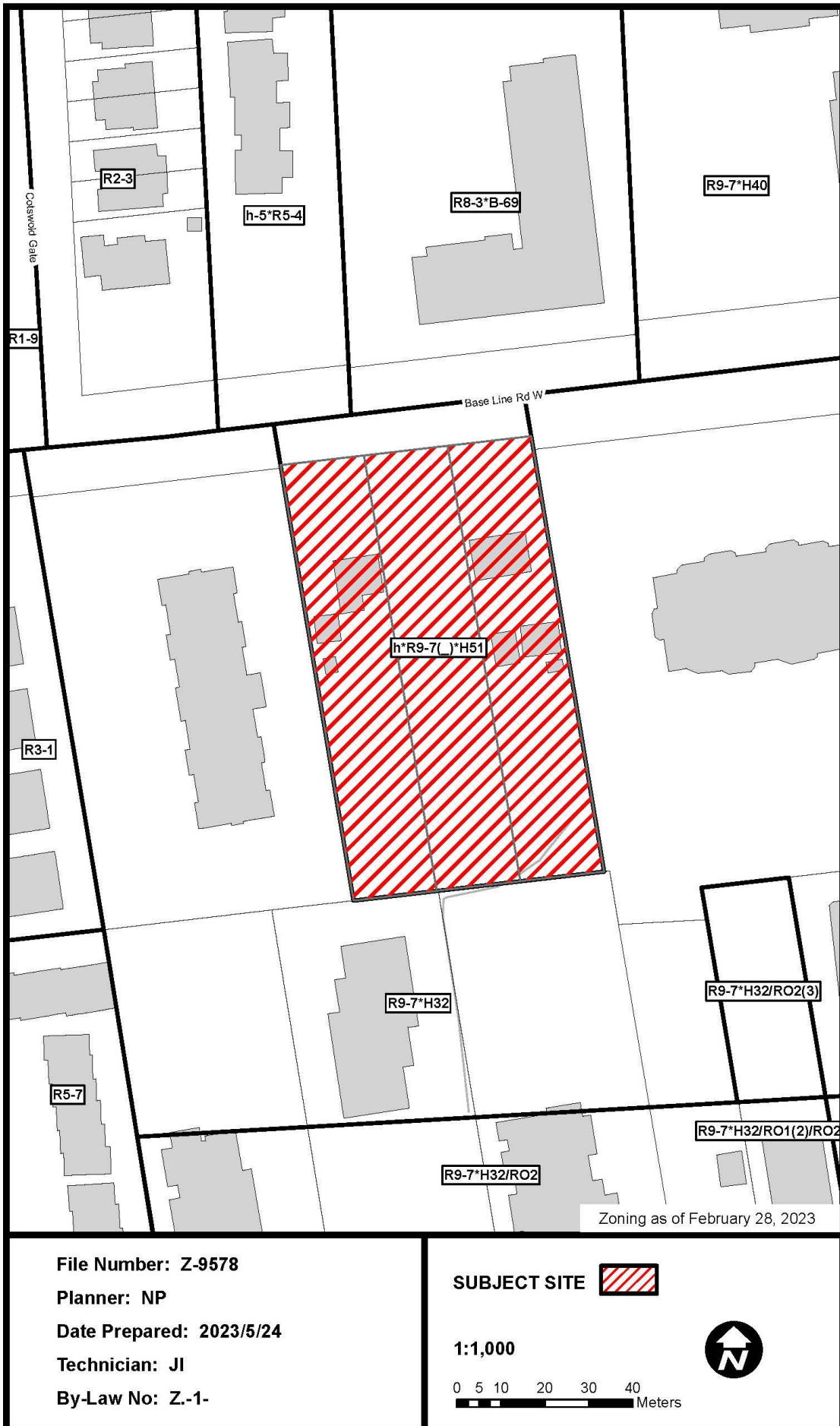
PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Geodatabase

# Corporate Services Committee

## Report

10th Meeting of the Corporate Services Committee  
May 23, 2023

PRESENT: Councillors S. Lewis (Chair), S. Stevenson, S. Trosow, D. Ferreira, Mayor J. Morgan

ABSENT: H. McAlister

ALSO PRESENT: L. Livingstone, A. Barbon, S. Corman, J. Dann, D. Escobar, A. Job, K. Murray, M. Stone, B. Warner. P. Yeoman

Remote Attendance: E. Bennett, J. Davies, J. McGonigle, T. Pollitt, M. Schulthess

The meeting is called to order at 12:00 PM; it being noted that Councillor S. Lehman was in remote attendance.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: S. Trosow

Seconded by: Mayor J. Morgan

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Corporate Services Committee Agenda BE APPROVED, to provide for Items 6.1 and 6.2 in Stage 6, Confidential, to be considered after Stage 1, Disclosures of Pecuniary Interest.

Yeas: (3): S. Stevenson, S. Trosow, and Mayor J. Morgan

Nays: (1): S. Lewis

Absent: (2): H. McAlister, and D. Ferreira

**Motion Passed (3 to 1)**

Moved by: S. Stevenson

Seconded by: Mayor J. Morgan

That Consent Items 2.1 to 2.7 BE APPROVED, with the exception of items 2.5 and 2.6.

Yeas: (5): S. Lewis, S. Stevenson, S. Trosow, D. Ferreira, and Mayor J. Morgan

Absent: (1): H. McAlister

**Motion Passed (5 to 0)**

### 2.1 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

Moved by: S. Stevenson

Seconded by: Mayor J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring:

- a) the above-noted report BE RECEIVED for information in accordance with section 43 (1) of the *Development Charges Act, 1997*, which requires the City Treasurer to provide a financial statement relating to development charge by-laws and associated reserve funds; and,
- b) the Deputy City Manager, Finance Supports BE DIRECTED to make the 2022 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring available to the public on the City of London website to fulfill Council's obligation under section 43 (2.1) of the *Development Charges Act, 1997*.

**Motion Passed**

2.2 2022 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds

Moved by: S. Stevenson  
Seconded by: Mayor J. Morgan

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Parkland Reserve Fund Annual Financial Statement and Reporting of Former Section 37 Planning Act (Bonusing) Funds:

- a) the above-noted report BE RECEIVED for information in accordance with section 42 (17) of the *Planning Act, 1990*;
- b) the 2022 reporting of former Section 37 bonusing funds held by the City of London BE RECEIVED for information; and,
- c) the Deputy City Manager, Finance Supports BE DIRECTED to make the 2022 Parkland Reserve Fund annual financial statement and reporting of former Section 37 *Planning Act* (Bonusing) funds still held available to the public on the City of London website.

**Motion Passed**

2.3 2022-2026 Multi-Year Accessibility Plan

Moved by: S. Stevenson  
Seconded by: Mayor J. Morgan

That on the recommendation of the City Manager, the report dated May 23, 2023, entitled 2022-2026 Multi-Year Accessibility Plan, BE RECEIVED for information.

**Motion Passed**

2.4 Property Tax Assessment by the Municipal Property Assessment Corporation (MPAC)

Moved by: S. Stevenson  
Seconded by: Mayor J. Morgan

That the communication dated March 8, 2023 from Mayor J. Morgan and the communication from P. Bethlenfalvy, Minister of Finance regarding Property Tax Assessment by the Municipality Property Assessment Corporation BE RECEIVED.

**Motion Passed**

2.7 Closed Meeting Complaint - Ombudsman Report

Moved by: S. Stevenson

Seconded by: Mayor J. Morgan

That the following actions be taken with respect to the communication dated May 12, 2023 from P. Dube, Ombudsman of Ontario regarding the January 23, 2023 closed meeting complaint:

- a) the above-noted communication BE RECEIVED; and,
- b) the actions taken by the Civic Administration in response to the matter, BE ENDORSED.

**Motion Passed**

2.5 Expropriation of Lands - East London Link Project Phase 3

Moved by: D. Ferreira

Seconded by: S. Trosow

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 East London Link 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 East London Link 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 Ontario Land Tribunal 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 May 23, 2023 as Schedule "B" BE INTRODUCED at the Council meeting on June 6, 2023 to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Yeas: (3): S. Lewis, S. Trosow, and D. Ferreira

Nays: (1): S. Stevenson

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (3 to 1)**

2.6 Expropriation of Lands - Wellington Gateway Project Phase 3 and 4

Moved by: D. Ferreira

Seconded by: S. Trosow

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, 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 Ontario Land Tribunal 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 May 23, 2023 as Schedule "B" BE INTRODUCED at the Council meeting on June 6, 2023, to authorize the foregoing and direct the Civic Administration to carry out all necessary administrative actions.

Yeas: (4): S. Lewis, S. Stevenson, S. Trosow, and D. Ferreira

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Budweiser Gardens Expansion and Renovation Proposal

Moved by: Mayor J. Morgan

Seconded by: S. Stevenson

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken:

- a) the Budweiser Gardens Expansion Proposal BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to prepare an amending agreement for the proposed expansion and bring forward a confirmed source of financing for Phase 1, funded through the Tourism Infrastructure Reserve Fund; it being noted that Phase 2 will be forwarded to the 2024-2027 Multi-Year Budget process;
- c) the Civic Administration BE DIRECTED to confirm concurrence in writing, pending a future Corporate Services Committee report, for the contract extension with Ovations Food Services; and
- d) the Civic Administration BE DIRECTED to bring forward a review of the financial case for the proposed expansion including, but not limited to, an overview of the City of London's return on investment (ROI) expected from the proposed phases of the expansion and a comparison with the



ROI in the current agreement to a future meeting of the Corporate Services Committee.

it being noted that Corporate Services Committee heard a delegation from P. Luukko, Co-Chairman OVG360, B. Ohl, General Manager, Budweiser Gardens and C. Finn, Tourism London with respect to this matter; and

it being further noted that the amending agreement and source of financing will be brought forward to a future Corporate Services Committee meeting.

Yeas: (5): S. Lewis, S. Stevenson, S. Trosow, D. Ferreira, and Mayor J. Morgan

Absent: (1): H. McAlister

**Motion Passed (5 to 0)**

**ADDITIONAL VOTES:**

Moved by: S. Stevenson  
Seconded by: D. Ferreira

That the delegation requests from P. Luukko, Co-Chairman OVG360, B. Ohl, General Manager, Budweiser Gardens and C. Finn, Tourism London, BE APPROVED to be heard at this time.

Yeas: (5): S. Lewis, S. Stevenson, S. Trosow, D. Ferreira, and Mayor J. Morgan

Absent: (1): H. McAlister

**Motion Passed (5 to 0)**

Moved by: S. Trosow  
Seconded by: D. Ferreira

That the following actions be taken with respect to the Budweiser Gardens Expansion and Renovation Proposal:

- a) the Budweiser Gardens Expansion Proposal BE RECEIVED for information;
- b) that Civic Administration BE DIRECTED to bring forward a confirmed source of financing and further financial analysis for Phase 1 and that both Phase 1 and 2 will be forwarded to the 2024-2027 Multi-Year Budget process; and,
- c) that Civic Administration BE DIRECTED to forward the contract extension with Ovations Food Services to the 2024-2027 Multi-Year Budget process.

Yeas: (2): S. Trosow, and D. Ferreira

Nays: (3): S. Lewis, S. Stevenson, and Mayor J. Morgan

Absent: (1): H. McAlister

**Motion Failed (2 to 3)**

4.2 Application - Issuance of Proclamation - Azerbaijan Democratic Republican

Moved by: S. Trosow

Seconded by: S. Stevenson

That based on the application dated April 28, 2023 from Network of Azerbaijani Canadians, June 7, 2023 BE PROCLAIMED Azerbaijan Democratic Republic.

Yeas: (4): S. Lewis, S. Stevenson, S. Trosow, and D. Ferreira

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

4.3 Application - Issuance of Proclamation - Action Anxiety Day

Moved by: D. Ferreira

Seconded by: S. Trosow

That based on the application dated April 7, 2023 from Anxiety Canada, BE REFERRED back to the Civic Administration for further information regarding the organization's connection to London.

Yeas: (4): S. Lewis, S. Stevenson, S. Trosow, and D. Ferreira

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

4.4 Application - Issuance of Proclamation - World Sickle Cell Day 2023

Moved by: D. Ferreira

Seconded by: S. Trosow

That based on the application dated May 10, 2023 from Sickle Cell Awareness Group of Ontario, BE REFERRED back to the Civic Administration for further information regarding the organization's connection to London.

Yeas: (4): S. Lewis, S. Stevenson, S. Trosow, and D. Ferreira

Absent: (2): H. McAlister, and Mayor J. Morgan

**Motion Passed (4 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential (Enclosed for Members only.)**

Moved by: S. Stevenson

Seconded by: S. Trosow

That the Corporate Services Committee convenes In Closed Session to consider the following:

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

A matter pertaining to the proposed or pending lease of land by the municipality, including communications necessary for that purpose; advice that is subject to

solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

#### 6.2 Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations / Confidential Trade Secret or Scientific, Technical, Commercial or Financial Information Belonging to the City

A matter pertaining to 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 or local board; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality, including communications necessary for that purpose, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and for the purpose of giving instructions to officers and employees of the City of London.

Yeas: (4): S. Lewis, S. Stevenson, S. Trosow, and Mayor J. Morgan

Absent: (2): H. McAlister, and D. Ferreira

**Motion Passed (4 to 0)**

The Corporate Services Committee convenes In Closed Session from 12:08 PM to 1:08 PM.

#### 7. **Adjournment**

Moved by: S. Stevenson

Seconded by: S. Trosow

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 2:37 PM.

# Corporate Services Committee

## Report

11th Special Meeting of the Corporate Services Committee  
May 30, 2023

PRESENT: Councillors S. Lewis (Chair), S. Trosow, D. Ferreira, Mayor J. Morgan

ABSENT: H. McAlister, S. Stevenson

ALSO PRESENT: Councillors J. Pribil and C. Rahman; L. Livingstone, A. Barbon, D. Escobar, M. Goldrup, A. Hagan, J. Taylor, B. Westlake-Power

Remote attendance: Councillors S. Lehman and S. Hillier; B. Card, S. Corman, M. Schulthess

The meeting is called to order at 12:01 PM.

**1. Disclosures of Pecuniary Interest**

That it BE NOTED that no pecuniary interests were disclosed.

**2. Consent**

None.

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

None.

**6. Confidential (Enclosed for Members only.)**

Moved by: D. Ferreira

Seconded by: Mayor J. Morgan

That the Corporate Services Committee convenes In Closed Session to consider the following:

**6.1 Labour Relations/Employee Negotiations**

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

Yeas: (4): S. Lewis, S. Trosow, D. Ferreira, and Mayor J. Morgan

Absent: (2): H. McAlister, and S. Stevenson

**Motion Passed (4 to 0)**

The Corporate Services Committee convenes In Closed Session from 12:03 PM to 12:36 PM.

**7. Adjournment**

Moved by: S. Trosow

Seconded by: D. Ferreira

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 12:40 PM.

Bill No. 164  
2023

By-law No. A.- \_\_\_\_\_ - \_\_\_\_

A by-law to confirm the proceedings of the  
Council Meeting held on the 6<sup>th</sup> day of June  
2023.

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

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

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 165  
2023

By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_

A by-law to delegate authority to the Deputy City Manager, Neighbourhood and Community-Wide Services, or designate to negotiate, approve, enter into, and execute Automatic Aid Agreements, Mutual Aid Agreements and other Fire Protection Agreements

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

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

AND WHEREAS subsection 10(2) of the Municipal Act, 2001 provides that a municipality may pass by-laws respecting, among other things: accountability and transparency of the municipality and its operations; economic, social and environmental well-being of the municipality; and financial management of the municipality;

AND WHEREAS subsection 23.1 of the Municipal Act, 2001 provides that a municipality may delegate its powers and duties to person or body subject to the restrictions set out in that section of the Municipal Act, 2001;

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

1. The Deputy City Manager, Neighbourhood and Community-Wide Services, on the recommendation of the Fire Chief, BE DELEGATED the authority to negotiate, approve, enter into, and execute Automatic Aid Agreements, Mutual Aid Agreements and other Fire Protection Agreements, as necessary.
2. The powers delegated in section 1 above may be exercised by both the delegate and the municipality.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 166  
2023

By-law No. C.P.-1512( )-

A by-law to amend the Official Plan for the City of London, 2016 relating to implementing of More Homes Built Faster Act, 2022 Additional Residential Unit Policies City-wide.

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

1. Amendment No. \_\_\_\_ to the Official Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023



**AMENDMENT NO.  
to the  
THE OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To update the Official Plan for the City of London to revise additional residential unit policies to conform with recent changes to the *Planning Act*.
2. To ensure the Official Plan policies will achieve housing objectives.

B. LOCATION OF THIS AMENDMENT

This Amendment is a text amendment, which applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

1. The amendments are consistent with changes made to the *Planning Act* by the *More Homes, Built Faster Act, 2022 (Bill 23)* with respect to additional residential units.
2. The amendments are consistent with the policies of the *Provincial Policy Statement, 2020* and are consistent with the policies of the Official Plan for the City of London.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

- 1) Policy 941 with regard to additional residential units is deleted in its entirety and replaced with the policy below;

For the purposes of this Plan, additional residential units are defined as a dwelling unit permitted in addition to the primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof.

- 2) Policy 942 with regard to additional residential units is deleted in its entirety and replaced with the policy below;

Additional residential units are permitted as-of-right within single detached dwellings, semi-detached dwellings or street townhouse dwellings where all of the following criteria are met:

1. A maximum of two additional residential units are permitted, which may include a maximum of one additional unit in an accessory structure.
2. Additional residential units must be located on the same lot as the primary dwelling unit.
3. Additional residential units shall be required to be licensed pursuant to the Residential Rental Unit Licensing By-law.
4. Additional residential units shall comply with all regulations of the associated zone.
5. Any exterior alterations to accommodate an additional residential unit within a Heritage Conservation District must have consideration

and regard for the policies of the Heritage Conservation District Plan and/or Guidelines. Heritage Alteration Permit approval may be required for alterations to designated properties, including properties located in a Heritage Conservation District.

6. Any zoning amendments or variances to provide for parking in excess of the minimum parking required for the primary dwelling unit, including any request for boulevard parking, front yard parking or changes to landscaped open space regulations to support parking for additional residential units, shall be discouraged. A new additional driveway is not permitted to provide for the additional residential units.
7. Minor variances to permit front yard parking shall not be supported where the proposed new development, expanded development, or modification to an existing development eliminates parking that is in a location that conforms to the Zoning By-law.
8. An additional residential unit may be permitted within a legally established accessory structure that:
  - a. Is located on the same lot as the primary dwelling unit.
  - b. Is located in the rear yard.
  - c. Cannot be severed.
  - d. Is on full municipal services.
  - e. Meets the requirements of the zone which apply to accessory structures.

Bill No. 167  
2023

By-law No. C.P.-1512( )-

A by-law to amend The Official Plan for the  
City of London, 2016 relating to 644-646 Huron  
Street.

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

1. Amendment No. \_\_\_\_ to The Official Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

**AMENDMENT NO.  
to the  
OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit an apartment building with an upper maximum height of 7-storeys and a density of 250 units per hectare, subject to the policies for Zoning to the Upper Maximum contained in the Our Tools part of this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 644-646 Huron Street in the City of London.

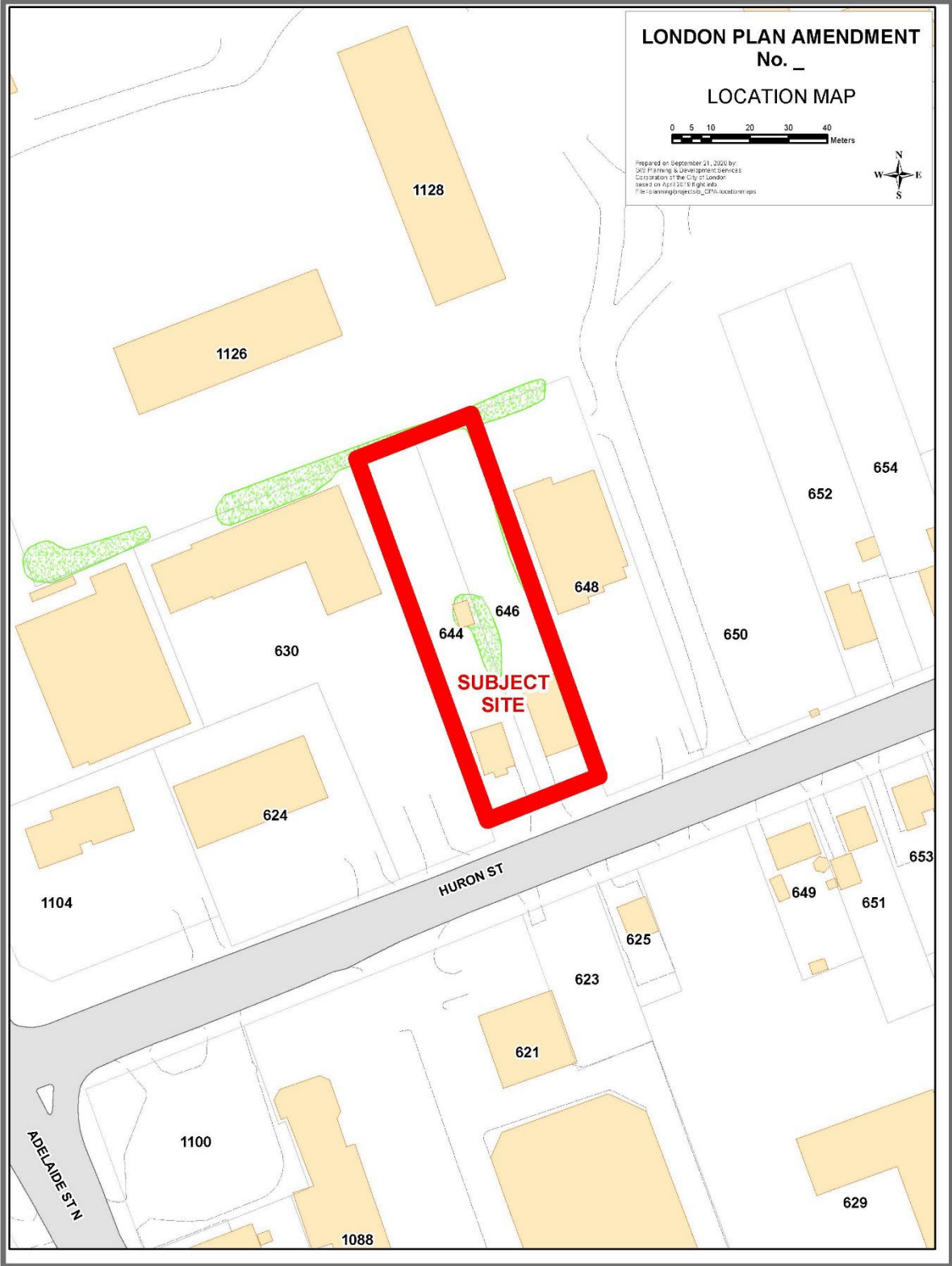
C. BASIS OF THE AMENDMENT

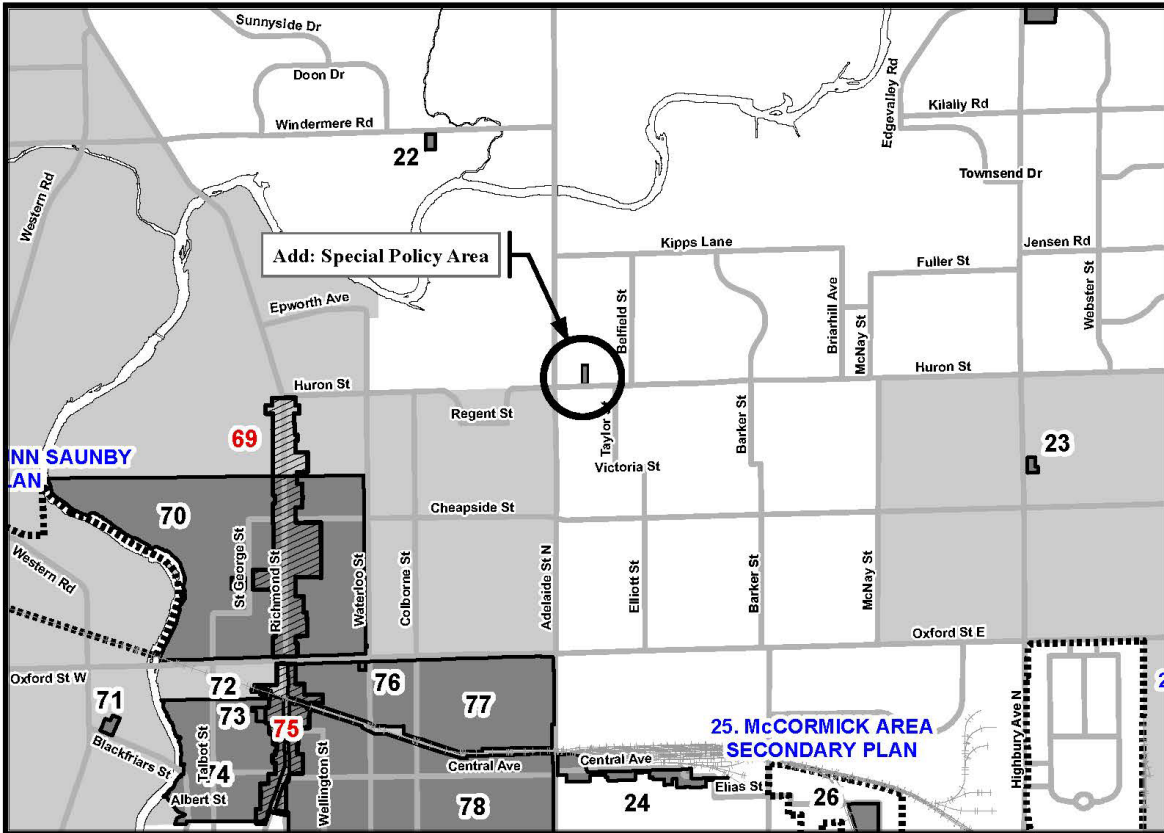
The site-specific amendment would allow for an apartment building with an upper maximum height of 7-storeys and a density of 250 units per hectare.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London is amended by adding the following:  
  
( ) 644-646 Huron Street  
  
In the Neighbourhoods Place Type applied to the lands at 644-646 Huron Street, an apartment building may be permitted with an upper maximum height of 7-storeys and a density of 250 units per hectare, subject to the policies for Zoning to the Upper Maximum contained in the Our Tools part of this Plan.
2. Map 7 - Specific Policy Areas, to The Official Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 644-646 Huron Street in the City of London, as indicated on “Schedule 1” attached hereto.



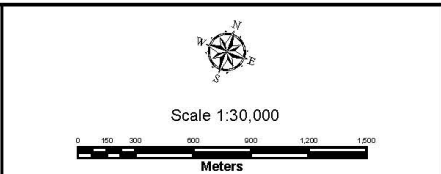


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9580  
**PLANNER:** CM  
**TECHNICIAN:** JI  
**DATE:** 5/18/2023

Document Path: \\cfile1\giswork\Planning\Projects\p\_officialplan\work\consolid00\amendments\_LondonPlan\OZ-9580\Projects\AMENDMENT\_Map7\_SpecialPolicyAreas\_b&w\_Box11.mxd

Bill No. 168  
2023

By-law No. C.P.-

A by-law to exempt from Part Lot Control lands located at 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge; legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, in the City of London, County of Middlesex.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rembrandt Meadowlilly Inc., it is expedient to exempt lands located at 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge; legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, from Part Lot Control;

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

1. Lands located 1005, 1021, 1051, 1065, 1213 and 1221 Meadowlark Ridge, legally described as part of Blocks 1, 4 and 13 on Registered Plan 33M-603, and Parts 5, 6, 25, 26, 27, 28, 32 and 35 on Plan 33R-20017, in the City of London, County of Middlesex, are hereby exempted from Part Lot Control pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed two (2) years; it being pointed out that these lands are zoned to permit single detached dwellings in conformity with the Residential R1 Special Provision (R1-4(31)) Zone of the City of London Zoning By-law No. Z.-1.
2. This By-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 169  
2023

By-Law No. F.-\_\_\_\_\_

A by-law to regulate the London Fire  
Department and repeal By-law No. F-6.

WHEREAS section 2(1) of the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4 as amended, provides that every municipality shall establish a program in the municipality which must include public education with respect to fire safety and certain components of fire prevention, and every municipality shall provide such other fire protection services as it determines may be necessary in accordance with its needs and circumstances;

AND WHEREAS section 2(2) of the *Fire Protection and Prevention Act, 1997*, as amended, provides for the establishment of a municipal fire department;

AND WHEREAS subsection 5(0.1) of the *Fire Protection and Prevention Act, 1997*, as amended, provides that a council of a municipality may establish, maintain and operate a fire department, and subsection 5(1) of the that Act provides that a fire department shall provide for fire suppression services and may provide other fire protection services in a municipality;

AND WHEREAS subsection 7.1(a) of the *Fire Protection and Prevention Act, 1997*, as amended, provides that a council of a municipality may pass by-laws regulating fire prevention, including the prevention of the spreading of fires;

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

AND WHEREAS s. 100 of the *Environmental Protection Act*, R.S.O. 1990, c. E.19, as amended, provides that, where a pollutant is spilled and causes or is likely to cause an adverse effect, a municipality may do everything practicable to prevent, eliminate and ameliorate the adverse effects and to restore the natural environment;

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

## Definitions

1. In this by-law, unless the context otherwise requires,

**“Approved”** means approved by the *Council*;

**“City”** means The Corporation of the City of London;

**“Collective Agreement”** means an agreement in writing pursuant to the provisions of the *Fire Protection and Prevention Act, 1997* between the City and the Firefighters’ Association containing provisions respecting terms and conditions of employment and the rights, privileges and duties of the City, the Firefighters’ Association and its members;

**“Council”** means the municipal council of the City of London;

**“Deputy City Manager - Neighbourhood and Community-Wide Services”** means the person(s) appointed by *Council* as a Deputy City Manager reporting to the City Manager;

**“Fire Chief”** means the person appointed by *Council* to act as *Fire Chief* for the *City* as defined in the *Fire Protection and Prevention Act, 1997*;



**“Fire Department”** means the fire department of the City, known as the London Fire Department;

**“Firefighters’ Association”** means the London Professional Fire Fighters’ Association;

**“Fire Protection Services”** services outlined within the body of the By-Law and within Schedule “A” and includes,

- (a) fire suppression, fire prevention and fire safety education,
- (b) mitigation and prevention of the risk created by the presence of unsafe levels of carbon monoxide and safety education related to the presence of those levels,
- (c) rescue and emergency services,
- (d) communication in respect of anything described in clauses (a) to (c),
- (e) training of persons involved in providing anything described in clauses (a) to (d), and
- (f) the delivery of any service described in clauses (a) to (e)

**“London”** means the geographic area of *The Corporation of the City of London*;

**“Personnel”** means any persons employed in, or appointed to, the *Fire Department* and assigned to undertake *Fire Protection Services*, and includes *administrative support and clerical staff*;

**“Rescue and Emergency Services”** includes any life or property saving activity that is unrelated to fire suppression and fire prevention.

### **Establishment of Fire Department**

2. A *Fire Department* to be known as the London Fire Department is hereby continued and enacted to provide Fire Protection Services for the City, and the head of the *Fire Department* shall be the *Fire Chief*.

### **Organization**

3. The organizational structure of the Fire Department is outlined by the Organizational Chart within Schedule B of this By-Law and shall consist of the following divisions:
  - a. Fire Prevention & Public Education
  - b. Fire Suppression
  - c. Training
  - d. Communications
  - e. Apparatus
  - f. Clerical/Administrative
  - g. Parts/Stores
4. The Fire Chief, with the prior approval of the Deputy City Manager, may reorganize or eliminate divisions or establish other divisions or may do all or any of these things or any combination of them as may be required to ensure the proper administration and efficient operation of the Fire Department.
5. In addition to the Fire Chief and the Deputy Fire Chiefs, the Fire Department shall consist of such number of officers and Members as from time to time may be deemed necessary by the Council.

### **Responsibilities of the Fire Chief**

6. The *Fire Chief* shall be ultimately responsible to *Council* for the proper administration and operation of the Fire Department including the delivery of *Fire Protection Services* and, under the general direction of the Deputy City Manager, shall:

- (a) ensure compliance with the Community Risk Assessment O.Reg 378/18 in the development and review of the Community Risk Assessment;
- (b) ensure that personnel providing Fire Protection Services are certified in the programs outlined by Firefighter Certification O.Reg 343/22 and to the level expressed within Schedule A of this By-Law;
- (c) implement all *approved* policies, procedures, and guidelines, and may develop such policies, procedures, and guidelines, general orders and departmental rules as necessary to implement the aligned Corporate policies and procedure as well as to ensure for the appropriate care and protection of all *Fire Department* personnel and *Fire Department* equipment and for the efficient operation of the Fire Department, provided that such policies, procedures, guidelines, orders, and rules do not conflict with the provisions of any laws, by-laws of the municipality, or the Collective Agreement;
- (d) review periodically the policies, procedures, and guidelines of the London Fire Department and may establish processes that involves such personnel of the Fire Department as may be determined from time to time to assist in these duties;
- (e) take all proper measures for the education, prevention, control and extinguishment of fires and the protection of life and property, including exercising all powers mandated by the *Fire Protection and Prevention Act, 1997*;
- (f) enforce all municipal by-laws, policies, procedures, and guidelines respecting fire prevention;
- (g) adhere to the provisions of the *Fire Protection and Prevention Act, 1997*;
- (h) prepare and submit to the Deputy City Manager and Council for approval, the annual budget estimates for the Fire Department;
- (i) prepare and submit to the Deputy City Manager and to Council an annual report on the Fire Department and any other specific reports requested by the Deputy City Manager, a committee of Council, or *Council*; and
- (j) perform such other duties and responsibilities as directed by Council and/or the Deputy City Manager from time to time.

### **Authority of the Fire Chief**

- 7. In accordance with the provisions of the *Fire Protection and Prevention Act, 1997*, the Fire Chief is authorized to do, among other things, the following:
  - (a) the Fire Chief, or such other persons as may be authorized by the Fire Chief, may enter on lands or premises on which a fire is occurring, or that are adjacent to those lands or premises, for the purposes of pulling down or removing buildings, structures or things on or attached to the lands or premises on which a fire is occurring or that are adjacent to those lands or premises if, in the opinion of the Fire Chief, it is necessary to do so to prevent the spread of fire;
  - (b) the Fire Chief may close and prevent entry to the land or premises for the length of time necessary to complete an examination of the land or premises where: (i) a fire has occurred on the land or premises, or (ii) the Fire Chief has reason to believe that a substance or device that is likely to cause a fire may be situated on the land or premises;
  - (c) the Fire Chief may do any thing that the Fire Chief has reasonable grounds to believe is urgently required to remove or reduce an immediate threat to life where the Fire Chief has reasonable grounds to believe that a risk of fire poses an immediate threat to life, and the Fire Chief shall promptly give notice to the owner if the owner's whereabouts in Ontario are known.

8. The Fire Chief or such other officers or personnel as may be designated from time to time by the Fire Chief, may take any necessary actions to prevent fires, including boarding up or barricading of buildings, structures or things on or attached to the lands.

#### **Divisional Responsibilities Designated by Fire Chief**

9. Each Division of the *Fire Department* is the responsibility of the *Fire Chief* and is under the direction of the *Fire Chief* or their designate. Designates shall report to the *Fire Chief* on Divisions and activities under their supervision and shall carry out all orders of the *Fire Chief*.

#### **Appointment and Discipline of Personnel**

10. The Fire Chief may appoint a person to the Fire Department, subject to and in accordance with the hiring policies of the City of London and the Firefighter Certification O. Reg 342/22.
11. Every person appointed as personnel of the Fire Department, save and except for those management employees excluded from the bargaining unit as defined in the Collective Agreement, shall be on probation for a period of twelve (12) months, during which period the probationary person shall take such training and undergo such examinations as may be required or directed by the Fire Chief as a condition of being eligible for appointment as regular, non-probationary personnel.
12. The remuneration for all bargaining unit members may be determined from time to time by agreement between the City and the Firefighters' Association as recorded in the Collective Agreement. The remuneration of all non-bargaining unit personnel shall be as determined by Council from time to time.
13. Subject to the provisions of the *Fire Protection and Prevention Act, 1997* and any applicable provisions of the Collective Agreement, the *Fire Chief* may reprimand, suspend, dismiss and otherwise discipline any personnel for non-compliance with or contravention of any law, by-law, policies, procedures, guidelines, general orders, or departmental rules.

#### **Owner Required to Take Necessary Actions**

14.
  - (a) The owner of a property is required to take any necessary actions required by the Fire Chief, or such other officer or personnel as may be designated from time to time by the Fire Chief, to prevent fires, including boarding up or barricading buildings, structures, or things.
  - (b) Where the owner does not take the necessary actions required in subsection 14(a) to prevent fires, the Fire Chief or such other officer or personnel as may be designated from time to time by the Fire Chief, may authorize the work to be done at the owner's expense.
  - (c) The City may recover the costs of doing the work in subsection 14(b) from the owner: (i) by action or by adding the costs to the tax roll and collecting them in the same manner as taxes, in accordance with section 427 of the *Municipal Act, 2001*; or (ii) in the manner provided in the *Fire Protection and Prevention Act, 1997*.

#### **Authority to Leave Municipal Limits**

15. The Fire Department may enter onto lands or premises that are situated outside the municipal boundaries of the City if:
  - (a) in the opinion of the Fire Chief, the fire or emergency threatens persons, property or the environment within the City and there is no fire department or other emergency response capability for the area in which the lands or premises are situated; or

- (b) the City has entered into an automatic aid agreement to provide an initial or supplemental response to fires, rescues and emergencies, under which the entry is permitted; or
  - (c) the City has entered into an agreement to provide fire protection services, for the purposes of fighting a fire, or of providing rescue or emergency services, as specified in the agreement, under which the entry is permitted; or
  - (d) a mutual aid plan is established under which the fire departments that serve the designated area, as designated by the Fire Marshal, agree to assist each other in the event of an emergency.
16. The short title of this by-law is The Fire Department By-law.
17. By-law F-6, being “A by-law to continue and regulate a Fire Department” and all amendments thereto are hereby repealed.
18. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First reading – June 6, 2023  
Second reading – June 6, 2023  
Third reading – June 6, 2023

**Schedule A: Fire Protection Services**

<b>Fire Protection Services</b>	<b>Minimum Certification Standard</b>	<b>Certification Compliance Deadline</b>
Firefighter Interior Attack, auto extrication and hazardous materials response: Fire suppression operations that enter the interior of the building and can perform rescue, automobile extrication rescue and Operations-level hazardous materials response (full-service firefighter).	All job performance requirements of NFPA 1001, "Standard for Fire Fighter Professional Qualifications", 2019 Edition, Chapter 5 (Firefighter II).	1-Jul-26
Team Lead Interior Attack, auto extrication and hazardous materials response: Supervision of firefighters that provide fire suppression operations from the interior of the building and can perform rescue or that provide automobile extrication rescue or Operations-level hazardous materials response (full-service fire officer).	All job performance requirements of NFPA 1021 "Standard for Fire Officer Professional Qualifications", 2020 edition, Chapter 4 (Fire Officer I).	1-Jul-26
Pump Operations: driver: Driving and operating a pumper apparatus that requires a class D licence. London Fire Department also requires Z endorsement	All job performance requirements in NFPA 1002 "Standard for Fire Apparatus Driver/Operator Professional Qualifications", 2017 Edition, Chapter 5 (Apparatus Equipped with Fire Pump).	1-Jul-26
Fire Prevention/Inspection Level I: conducting fire and life safety inspections.	All job performance requirements of NFPA 1031, "Standard for Professional Qualifications for Fire Inspector and Plan Examiner", 2014 Edition, Chapter 4 (Fire Inspector I).	1-Jul-26
Fire Prevention/Inspection Level II: conducting fire and life safety inspections including in facilities that store, handle, or use flammable/combustible liquids.	All job performance requirements in item 19 and NFPA 1031, "Standard for Professional Qualifications for Fire Inspector and Plan Examiner", 2014 Edition, Chapter 5 (Fire Inspector II).	1-Jul-26
Fire Investigator: conducting fire cause and origin investigations.	All job performance requirements of NFPA 1033, "Professional Qualifications for Fire Investigator", 2014 Edition, Chapter 4 (Fire Investigator).	1-Jul-26
Fire and Life Safety Educator: providing fire and life safety education.	All job performance requirements of NFPA 1035, "Standard on Fire and Life Safety Educator, Public Information Officer, Youth Fire setter Intervention Specialist, and Youth Fire setter Program Manager Professional Qualifications", 2015 Edition, Chapter 4 (Fire and Life Safety Educator I).	1-Jul-26

<b>Fire Protection Services</b>	<b>Minimum Certification Standard</b>	<b>Certification Compliance Deadline</b>
Training Officer Level I: providing training and education to other fire personnel.	All job performance requirements of NFPA 1041, “Standard for Fire and Emergency Services Instructor Professional Qualifications”, 2019 Edition, Chapter 4 (Fire and Emergency Services Instructor I).	1-Jul-26
Training Officer Level II: providing training and education to other fire personnel including lead instructor roles at live fire and above or below grade technical rescue practical training.	All job performance requirements in item 23 and NFPA 1041, “Standard for Fire and Emergency Services Instructor Professional Qualifications”, 2019 Edition, Chapter 5 (Fire and Emergency Services Instructor II).	1-Jul-26
Emergency Communicators Level I: taking emergency calls.	All job performance requirements of NFPA 1061, “Standard for Public Safety Telecommunications Personnel Professional Qualifications”, 2018 Edition, Chapter 4 (Public Safety Telecommunicator I).	1-Jul-26
Emergency Communicators Level II: taking emergency calls and dispatching emergency vehicles.	All job performance requirements in item 25 and NFPA 1061, “Standard for Public Safety Telecommunications Personnel Professional Qualifications”, 2018 Edition, Chapter 5 (Public Safety Telecommunicator II).	1-Jul-26
Incident Safety Officers: undertaking the primary role of incident safety officer at emergency calls.	All job performance requirements of NFPA 1521, “Standard for Fire Department Safety Officer Professional Qualifications”, 2020 Edition, Chapter 5 (Incident Safety Officer).	1-Jul-26
Hazardous Materials Response — Operations Mission Specific Level: responding to emergencies involving hazardous materials at the Operations Mission Specific Level.	All job performance requirements of NFPA 1072, “Standard for Hazardous Materials/Weapons of Mass Destruction Emergency Response Personnel Professional Qualifications”, 2017 Edition, Chapter 6 (Operations Mission Specific)	1-Jul-26
Hazardous Materials Response — Technician Level: responding to emergencies involving hazardous materials at the Technician Level.	All job performance requirements of NFPA 1072, “Standard for Hazardous Materials/Weapons of Mass Destruction Emergency Response Personnel Professional Qualifications”, 2017 Edition, Chapter 7 (Hazardous Materials Technician).	1-Jul-26
Rope Rescue — Operations: rope rescue at the Operations Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition,	1-Jul-28

Fire Protection Services	Minimum Certification Standard	Certification Compliance Deadline
	Chapter 5 (Rope Rescue) (Operations): 5.2	
Rope Rescue — Technician: rope rescue at the Technician Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 5 (Rope Rescue) (Technician): 5.3	1-Jul-28
Confined Space — Operations: confined space rescue at the Operations Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 7 (Confined Space Rescue) (Operations): 7.2	1-Jul-28
Confined Space — Technician: confined space rescue at the Technician Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 7 (Confined Space Rescue) (Technician): 7.3	1-Jul-28
Surface Water Rescue — Operations: surface water rescue at the Operations Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 17 (Surface Water Rescue) (Operations): 17.2	1-Jul-28
Surface Water Rescue — Technician: surface water rescue at the Technician Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 17 (Surface Water Rescue) (Technician): 17.3	1-Jul-28
Swift Water Rescue — Operations: swift water rescue at the Operations Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 18 (Swiftwater Rescue) (Operations): 18.2	1-Jul-28
Swift Water Rescue — Technician: swift water rescue at the Technician Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 18 (Swiftwater Rescue) (Technician): 18.3	1-Jul-28

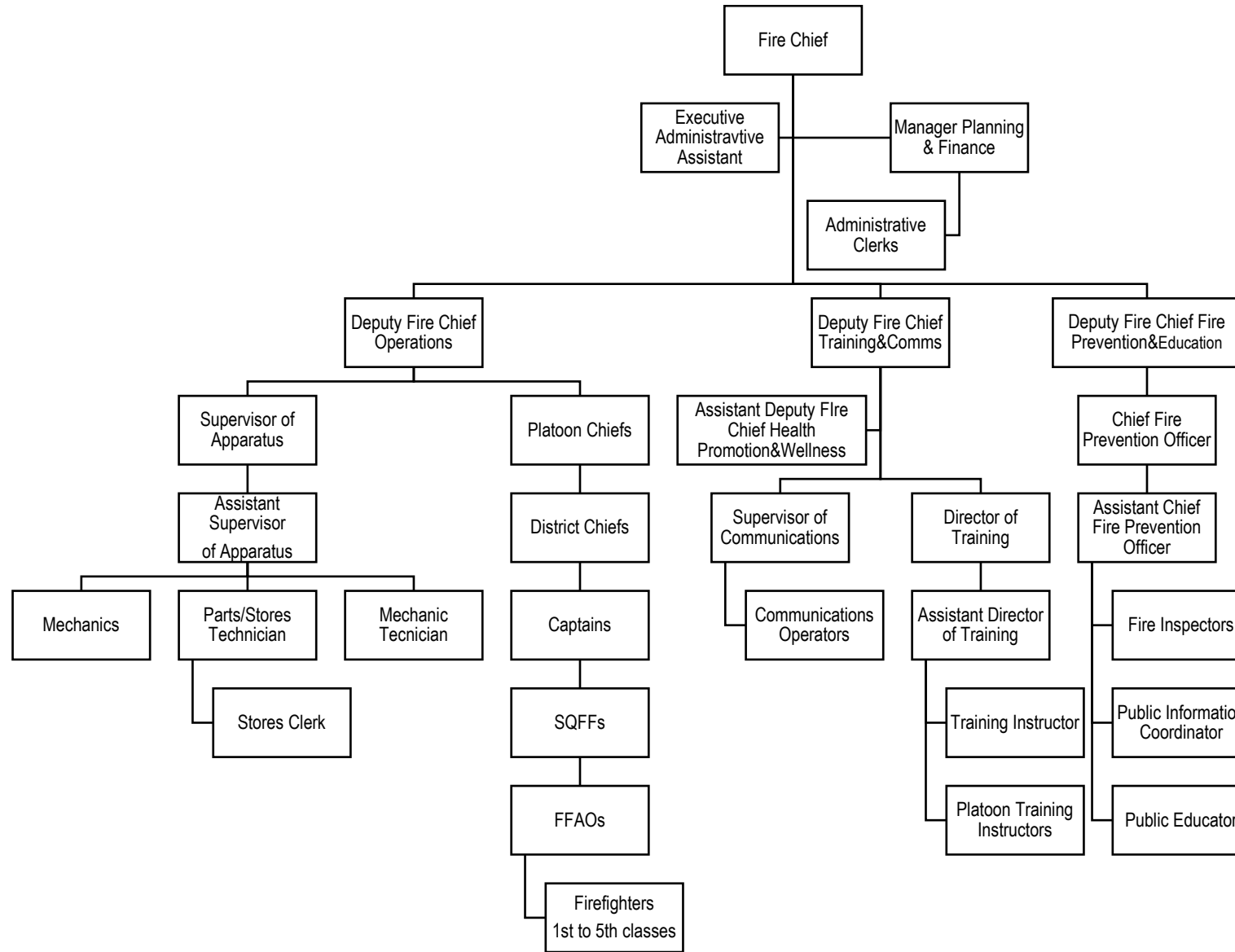
Fire Protection Services	Minimum Certification Standard	Certification Compliance Deadline
Ice Water Rescue — Operations: ice water rescue at the Operations Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 20 (Ice Rescue) (Operations): 20.2	1-Jul-28
Ice Water Rescue — Technician: ice water rescue at the Technician Level.	The following job performance requirements of NFPA 1006, “Standard for Technical Rescue Personnel Professional Qualifications”, 2021 Edition, Chapter 20 (Ice Rescue) (Technician): 20.3	1-Jul-28

Fire Protection Services not included in the Firefighter Certification O. Reg 343/22 outline above,

- Tiered Medical Response
- Greater London International Airport Authority Emergency Assistance



**Schedule B: London Fire Department Organizational Chart**



Bill No. 170  
2023

By-law No. L.S.P.- \_\_\_\_\_ - \_\_\_\_\_

A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Rapid Transit East London Link Project.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the East London Link Project;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An 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 approval to expropriate lands for the Rapid Transit East London Link Project; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Ontario Land Tribunal, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

**APPENDIX "A"**  
**To By-law L.S.P.-\_\_\_\_\_**

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE EAST LONDON LINK PROJECT

Fee Simple:

1015-1019 Dundas Street

Part of Lot 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 3 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 4 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lots 8 and 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 8 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1097 - 1127 Dundas Street

Part of Block C, Registered Plan 115 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 15 33R-21499 being part of PIN 08302-0003

1100-1108 Dundas Street

Part of Lot 18, Registered Plan 115 (C) and Part of South Half Lot 10, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08289-0004

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 7 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 12 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 15 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 17 Plan 33R-21509 being part of PIN 08290-0182

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 7 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 18, 19, 20, 21, 27, and 28 Plan 33R-21583 being part of PIN 08099-0444

1287 Dundas Street

Part of Lot 12 Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 Plan 33R-21510 being Part of PIN 08290-0028

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 3, 4, 5 and 9 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 4 and 5 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 25 and 29 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 24, 30, and 31 Plan 33R-21583 being part of PIN 08099-0467 and Part 16, 32, 33 and 34 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6, 7, 8, 12, and 13 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 and 37 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Temporary Easement):

1015-1019 Dundas Street

Part of Lots 14, 15, 16, and 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 2 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 5 and 6 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 10, and 11 Plan 33R-21423 being Part of PIN 08303-0007 AND Part of Lot 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 9 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 6 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 and 12 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 1 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 9 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 10 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 16 Plan 33R-21509 being part of PIN 08290-0182

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6 and 7 Plan 33R-21583 being part of PIN 08099-0444

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21588 being part of PIN 08290-0220

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1,8,10,13, and 14 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 3 and 6 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-013

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9, 10 and 11 Plan 33R-21583 being part of PIN 08099-0467 and Part 12, 35 and 36 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, 9, 10, 11, 14, and 15 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Permanent Easement):

1033 Dundas Street

Part of Lot 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 6 and 7 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) Geographic in the City of London, County of Middlesex, designated as Parts 11 and 12 Plan 33R-21423 being Part of PIN 08303-0007

1153 - 1155 Dundas Street

Part of Lot 9, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9 and 10 Plan 33R-21499 being part of PIN 08301-0001

1181 Dundas Street

Part of Lot 2, Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21499 being part of PIN 08301-0003

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 8, 9, 10 and 11 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, and 5 Plan 33R-21588 being part of PIN 08290-0240 and designated as Parts 4 and 6 Plan 33R-21588 being part of PIN 08290-0212

432 Dorinda

Part of Lot 1, East of Dorinda St., Registered Plan 316 (3rd) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21538 being part of PIN 08288-0262

1305 Dundas Street

Part of Lots 1 and 6, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21527 being part of PIN 08291-0205

1331 Dundas Street

Part of Lots 4, 5, 10 and 13 and part of Block C, Registered Plan 457 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-21527 being part of PIN 08292-0001

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 6, 7, 10, 11 and 12 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5 and 9 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 Plan 33R-21583 being part of PIN 08099-0467 and Part 35 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 4, 14 and 16 Plan 33R-21587 being part of PIN 08105-0052

681 Highbury Avenue

Part of Lot 7, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-21527 being part of PIN 08290-0035

**APPENDIX "B"**  
**To By-law L.S.P.- \_\_\_\_\_**

**EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26**

**NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND**  
*Expropriations Act*

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being all of the lands listed below for the purpose of the Rapid Transit East London Link Project.

**NOTICE IS HEREBY GIVEN** that application has been made for approval to expropriate the following lands described as follows:

Fee Simple:

1015-1019 Dundas Street

Part of Lot 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 3 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 4 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lots 8 and 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 8 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1097 - 1127 Dundas Street

Part of Block C, Registered Plan 115 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 15 33R-21499 being part of PIN 08302-0003

1100-1108 Dundas Street

Part of Lot 18, Registered Plan 115 (C) and Part of South Half Lot 10, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 3 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08289-0004

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 7 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 Plan 33R-21509 being part of PIN 08290-0175



1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 11 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 12 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 15 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 17 Plan 33R-21509 being part of PIN 08290-0182

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 7 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 18, 19, 20, 21, 27, and 28 Plan 33R-21583 being part of PIN 08099-0444

1287 Dundas Street

Part of Lot 12 Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 Plan 33R-21510 being Part of PIN 08290-0028

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 3, 4, 5 and 9 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 4 and 5 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 25 and 29 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 24, 30, and 31 Plan 33R-21583 being part of PIN 08099-0467 and Part 16, 32, 33 and 34 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6, 7, 8, 12, and 13 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 and 37 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Temporary Easement):

1015-1019 Dundas Street

Part of Lots 14, 15, 16, and 17 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 2 Plan 33R-21423 being Part of PIN 08303-0094

1033 Dundas Street

Part of Lots 12 and 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 5 and 6 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 10, and 11 Plan 33R-21423 being Part of PIN 08303-0007 AND Part of Lot 9 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Part 9 Plan 33R-21423 being Part of PIN 08303-0007

1080 Dundas Street

Part of Lots 1, 2, 3 and 4, Registered Plan 471 (C) (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by AGM Surveyors dated March 22, 2023, Plan No. 8-L-6053-Z, being part of PIN 08288-0325

1140 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21499 being part of PIN 08289-0017

1144 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 6 Plan 33R-21499 being part of PIN 08289-0057

1152 Dundas Street

Part of Block D, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 8 Plan 33R-21499 being part of PIN 08289-0013

1153 - 1155 Dundas Street

Part of Lots 9 and 10, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 and 12 Plan 33R-21499 being part of PIN 08301-0001

1220 Dundas Street

Part of Lots 9 and 10, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 1 Plan 33R-21509 being part of PIN 08290-0175

1224 Dundas Street

Part of Lot 8, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21509 being part of PIN 08290-0176

1228 Dundas Street

Part of Lot 6, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 9 Plan 33R-21509 being part of PIN 08290-0178

1230 Dundas Street

Part of Lot 5, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 10 Plan 33R-21509 being part of PIN 08290-0179

1232 Dundas Street

Part of Lot 4, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21509 being part of PIN 08290-0180

1240 Dundas Street

Part of Lot 3, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 14 Plan 33R-21509 being part of PIN 08290-0181

1242 Dundas Street

Part of Lot 2, Registered Plan 494 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 16 Plan 33R-21509 being part of PIN 08290-0182

1232 Oxford Street

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 6 and 7 Plan 33R-21583 being part of PIN 08099-0444

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21588 being part of PIN 08290-0220

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1,8,10,13, and 14 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 3 and 6 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-013

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9, 10 and 11 Plan 33R-21583 being part of PIN 08099-0467 and Part 12, 35 and 36 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, 9, 10, 11, 14, and 15 Plan 33R-21587 being part of PIN 08105-0052

250 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21583 being part of PIN 08099-0325

Limited Interest (Permanent Easement):

1033 Dundas Street

Part of Lot 13 South of Dundas Street Registered Plan 320 (3) in the City of London, County of Middlesex, designated as Parts 6 and 7 Plan 33R-21423 being Part of PIN 08303-0002

1051 Dundas Street

Part of Lot 8 South of Dundas Street Registered Plan 320 (3) Geographic in the City of London, County of Middlesex, designated as Parts 11 and 12 Plan 33R-21423 being Part of PIN 08303-0007

1153 - 1155 Dundas Street

Part of Lot 9, Registered Plan 398 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 9 and 10 Plan 33R-21499 being part of PIN 08301-0001

1181 Dundas Street

Part of Lot 2, Registered Plan 413 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 13 Plan 33R-21499 being part of PIN 08301-0003

1260 Dundas Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Parts 8, 9, 10 and 11 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08290-0233

1299 Oxford Street

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 3, and 5 Plan 33R-21588 being part of PIN

08290-0240 and designated as Parts 4 and 6 Plan 33R-21588 being part of PIN 08290-0212

432 Dorinda

Part of Lot 1, East of Dorinda St., Registered Plan 316 (3rd) in the City of London, County of Middlesex designated as Parts 1 and 2 Plan 33R-21538 being part of PIN 08288-0262

1305 Dundas Street

Part of Lots 1 and 6, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 4 Plan 33R-21527 being part of PIN 08291-0205

1331 Dundas Street

Part of Lots 4, 5, 10 and 13 and part of Block C, Registered Plan 457 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 2 on Plan 33R-21527 being part of PIN 08292-0001

847 Highbury Avenue

Part of Lot 9, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 2, 6, 7, 10, 11 and 12 Plan 33R-21586 being part of PIN 08290-0220

1340 Dundas Street

Part of Lot 8, Concession 1 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 2 on Plan of Survey by Callon Dietz Surveyors dated March 2, 2023, Plan No. E-1671, being part of PIN 08106-0137

246 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5 and 9 Plan 33R-21583 being part of PIN 08099-0468

248 Paardeberg Crescent

Part of Lot 1, Registered Plan 369 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 10 Plan 33R-21583 being part of PIN 08099-0467 and Part 35 Plan 33R-21583 being part of PIN 08099-0446

1300 Oxford Street

Part of Lot 8, Concession 2 (Geographic Township of London) in the City of London, County of Middlesex designated as Parts 1, 4, 14 and 16 Plan 33R-21587 being part of PIN 08105-0052

681 Highbury Avenue

Part of Lot 7, Registered Plan 432 (C) (Geographic Township of London) in the City of London, County of Middlesex designated as Part 3 on Plan 33R-21527 being part of PIN 08290-0035

Any owner of land in respect of which notice is given who desires a hearing into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;
- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London  
City Hall  
300 Dufferin Avenue  
P.O. Box 5035  
London ON N6A 4L9

The expropriating authority is:  
THE CORPORATION OF THE CITY OF LONDON

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MICHAEL SCHULTHESS, CITY CLERK



Bill No. 171  
2023

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

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.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the Wellington Gateway Project;

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An 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 approval to expropriate lands for the Wellington Gateway Project; which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Ontario Land Tribunal, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

**APPENDIX "A"**  
**To By-law L.S.P.-\_\_\_\_\_**

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE WELLINGTON  
GATEWAY PROJECT

**Fee Simple:**

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 1, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 7 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 9, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 1, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 8, Plan 33R-21504 being part of PIN 08493-0003

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 11 and 12, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 8, Plan 33R-21522 being part of PIN 08485-0185

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 20, 21, 22 and 23, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 8 and 15, Plan 33R-21547 being part of PIN 08485-0251

1241 Wellington Road:

Lot 4, Plan 880, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0016, Part Block A, RP 653 and Part Lot 24, Concession 2, designated as Part 1 on 33R-11797, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0198.

**Limited Interest (Permanent Easement):**

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21533 being part of PIN 08493-0011

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 12, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 15, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 18, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 21, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 24, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 27, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 30, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 33, Plan 33R-21533 being part of PIN 08493-0021



951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 36, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 38, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 42, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 45, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 46, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 51, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 54, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 57, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 60, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 62, Plan 33R-21533 being part of PIN 08493-0027

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 15 and 16, Plan 33R-21522 being part of PIN 08485-0002

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2, 4 and 5, Plan 33R-21547 being part of PIN 08495-0273

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21516 being part of PIN 08485-0004

**Limited Interest (Temporary Easement):**

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 2, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 8 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 10, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 2, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-643-377, Registered as Inst. No. 170662) in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21504 being part of PIN 08493-0001 and Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 9, 10 and 11, Plan 33R-21504 being part of PIN 08493-0003

855 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2 and 3, Plan 33R-21546 being part of PIN 08494-0344

977 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21575 being part of PIN 08494-0342

993 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21575 being part of PIN 08494-0341

1001 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21582 being part of PIN 08494-0340

1005 Wellington Road:  
Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 3 and 8, Plan 33R-21582 being part of PIN 08494-0339

711 St. Stephens Road:  
Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 5 and 6, Plan 33R-21533 being part of PIN 08493-0011

712 St. Stephens Road:  
Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21575 being part of PIN 08493-0259 and Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 3, 4 and 5, Plan 33R-21575 being part of PIN 08493-0260

915 Glenbanner Road:  
Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 10 and 11, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:  
Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 13 and 14, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:  
Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 16 and 17, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:  
Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 19 and 20, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:  
Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 22 and 23, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:  
Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 25 and 26, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:  
Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 28 and 29, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:  
Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 31 and 32, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:  
Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 34 and 35, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:  
Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 37 and 39, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:  
Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 40 and 41, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:  
Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 43 and 44, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 47 and 48, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 49 and 50, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lots 39 and 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 52 and 53, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 55 and 56, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 58 and 59, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 61 and 63, Plan 33R-21533 being part of PIN 08493-0027

1051 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5, Plan 33R-21582 being part of PIN 08494-0338

1059 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 6 and 7, Plan 33R-21582 being part of PIN 08494-0337

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 4, 5 and 6, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 10 and 13, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 9, Plan 33R-21522 being part of PIN 08485-0185

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 14, 15 and 17, Plan 33R-21522 being part of PIN 08485-0002

1090 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan of Survey by Callon Dietz dated March 6, 2023 Plan No. DDD-4157, being part of PIN 08485-0248

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1 and 3, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5, 6 and 7, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 Plan 33R-21547 being part of PIN 08495-0251

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 4 and 5 Plan 33R-21516 being part of PIN 08485-0004

**APPENDIX "B"**  
**To By-law L.S.P.- \_\_\_\_\_**

**EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26**

**NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND**  
*Expropriations Act*

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being for the purpose of the Rapid Transit Wellington Gateway Project.

**NOTICE IS HEREBY GIVEN** that application has been made for approval to expropriate the following lands described as follows:

**Fee Simple:**

**615 Wellington Road:**

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 1, Plan 33R-21500 being part of PIN 08470-0080

**647 Wellington Road:**

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21500 being part of PIN 08466-0024

**655 Wellington Road:**

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 7 on Plan 33R-21500 being part of PIN 08466-0025

**663 Wellington Road:**

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 9, Plan 33R-21500 being part of PIN 08466-0026

**825 Wellington Road:**

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 3, Plan 33R-21504 being part of PIN 08471-0027

**835 Wellington Road:**

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 1, Plan 33R-21504 being part of PIN 08471-0028

**840 Wellington Road:**

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21504 being part of PIN 08493-0002

**850-870 Wellington Road:**

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 8, Plan 33R-21504 being part of PIN 08493-0003

**1060 Wellington Road:**

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21522 being part of PIN 08493-0278

**1070 Wellington Road:**

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 11 and 12, Plan 33R-21522 being part of PIN 08485-0001

**1073 Wellington Road:**

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 8, Plan 33R-21522 being part of PIN 08485-0185

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 2, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 20, 21, 22 and 23, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 8 and 15, Plan 33R-21547 being part of PIN 08485-0251

1241 Wellington Road:

Lot 4, Plan 880, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0016, Part Block A, RP 653 and Part Lot 24, Concession 2, designated as Part 1 on 33R-11797, Geographic Township of Westminster, in the City of London, County of Middlesex, being all of PIN 08485-0198.

**Limited Interest (Permanent Easement):**

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21533 being part of PIN 08493-0011

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 12, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 15, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 18, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 21, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 24, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 27, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 30, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 33, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 36, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 38, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 42, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 45, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 46, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 51, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 54, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 57, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 60, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Part 62, Plan 33R-21533 being part of PIN 08493-0027

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 15 and 16, Plan 33R-21522 being part of PIN 08485-0002

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2, 4 and 5, Plan 33R-21547 being part of PIN 08495-0273

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5 Plan 33R-21516 being part of PIN 08485-0004

**Limited Interest (Temporary Easement):**

615 Wellington Road:

Part of Lot 7, Registered Plan 635 in the City of London, County of Middlesex designated as Part 2, Plan 33R-21500 being part of PIN 08470-0080

647 Wellington Road:

Part of Lots 2 and 3, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21500 being part of PIN 08466-0024 and Part of Lot 2, Registered Plan 635 in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21500 being part of PIN 08466-0024

655 Wellington Road:

Part of Lots 1 & 2, on Registered Plan 635, in the City of London, County of Middlesex designated as Part 8 on Plan 33R-21500 being part of PIN 08466-0025

663 Wellington Road:

Part of Lot 25, Concession 1 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 10, Plan 33R-21500 being part of PIN 08466-0026

825 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 4, Plan 33R-21504 being part of PIN 08471-0027

835 Wellington Road:

Part of Lot 24, Concession 1 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-1015-373, Registered as Inst. No. 236473) in the City of London, County of Middlesex, designated as Part 2, Plan 33R-21504 being part of PIN 08471-0028

840 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) being Part of the Forced Road Allowance also known as Wellington Rd (Closed by By-Law S-643-377, Registered as Inst. No. 170662) in the City of London, County of Middlesex, designated as Part 5, Plan 33R-21504 being part of PIN 08493-0001 and Part of Lot 25,



Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21504 being part of PIN 08493-0002

850-870 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 9, 10 and 11, Plan 33R-21504 being part of PIN 08493-0003

855 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 2 and 3, Plan 33R-21546 being part of PIN 08494-0344

977 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 6, Plan 33R-21575 being part of PIN 08494-0342

993 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Part 7, Plan 33R-21575 being part of PIN 08494-0341

1001 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21582 being part of PIN 08494-0340

1005 Wellington Road:

Part of Lot 25, Concession 2 (Geographic Township of Westminster) in the City of London, County of Middlesex, designated as Parts 3 and 8, Plan 33R-21582 being part of PIN 08494-0339

711 St. Stephens Road:

Part of Lot 29, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 5 and 6, Plan 33R-21533 being part of PIN 08493-0011

712 St. Stephens Road:

Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1 and 2, Plan 33R-21575 being part of PIN 08493-0259 and Part of Lot 1, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 3, 4 and 5, Plan 33R-21575 being part of PIN 08493-0260

915 Glenbanner Road:

Part of Lot 30, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 10 and 11, Plan 33R-21533 being part of PIN 08493-0014

919 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 13 and 14, Plan 33R-21533 being part of PIN 08493-0015

921 Glenbanner Road:

Part of Lot 31, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 16 and 17, Plan 33R-21533 being part of PIN 08493-0016

925 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 19 and 20, Plan 33R-21533 being part of PIN 08493-0017

929 Glenbanner Road:

Part of Lot 32, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 22 and 23, Plan 33R-21533 being part of PIN 08493-0018

937 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 25 and 26, Plan 33R-21533 being part of PIN 08493-0019

941 Glenbanner Road:

Part of Lot 33, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 28 and 29, Plan 33R-21533 being part of PIN 08493-0020

945 Glenbanner Road:

Part of Lot 34, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 31 and 32, Plan 33R-21533 being part of PIN 08493-0021

951 Glenbanner Road:

Part of Lot 35, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 34 and 35, Plan 33R-21533 being part of PIN 08493-0022

959 Glenbanner Road:

Part of Lot 36, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 37 and 39, Plan 33R-21533 being part of PIN 08493-0023

967 Glenbanner Road:

Part of Lot 37, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 40 and 41, Plan 33R-21533 being part of PIN 08493-0024

973 Glenbanner Road:

Part of Lot 38, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 43 and 44, Plan 33R-21533 being part of PIN 08493-0025

979 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 47 and 48, Plan 33R-21533 being part of PIN 08493-0281

981 Glenbanner Road:

Part of Lot 39, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 49 and 50, Plan 33R-21533 being part of PIN 08493-0282

985 Glenbanner Road:

Part of Lots 39 and 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 52 and 53, Plan 33R-21533 being part of PIN 08493-0283

987 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 55 and 56, Plan 33R-21533 being part of PIN 08493-0284

989 Glenbanner Road:

Part of Lot 40, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 58 and 59, Plan 33R-21533 being part of PIN 08493-0285

714 Dunelm Lane:

Part of Lot 41, Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 61 and 63, Plan 33R-21533 being part of PIN 08493-0027

1051 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 5, Plan 33R-21582 being part of PIN 08494-0338

1059 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 6 and 7, Plan 33R-21582 being part of PIN 08494-0337

1060 Wellington Road:

Part of Mitchell Street (Closed by By-Law S-3697-586, Registered as Inst. No. LT357133), Registered Plan 746 in the City of London, County of Middlesex, designated as Parts 1, 2, 3, 4, 5 and 6, Plan 33R-21522 being part of PIN 08493-0278

1070 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 10 and 13, Plan 33R-21522 being part of PIN 08485-0001

1073 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan 33R-21519 being part of PIN 08494-0336

1078 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 9, Plan 33R-21522 being part of PIN 08485-0185

1080 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 14, 15 and 17, Plan 33R-21522 being part of PIN 08485-0002

1090 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 1, Plan of Survey by Callon Dietz dated March 6, 2023 Plan No. DDD-4157, being part of PIN 08485-0248

1100 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1 and 3, Plan 33R-21516 being part of PIN 08485-0249

1105 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 1, 2, 3, 4, 5, 6 and 7, Plan 33R-21547 being part of PIN 08495-0273

1115 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Parts 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 Plan 33R-21547 being part of PIN 08495-0251

1120 Wellington Road:

Part of Lot 25, Concessions 2 (Geographic Township of Westminster) in the City of London, County of Middlesex designated as Part 4 and 5 Plan 33R-21516 being part of PIN 08485-0004

Any owner of land in respect of which notice is given who desires a hearing into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;
- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London  
City Hall  
300 Dufferin Avenue  
P.O. Box 5035  
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

---

MICHAEL SCHULTHESS  
CITY CLERK

Notes:

1. The *Expropriations Act, R.S.O. 1990, c. E.26*, provides that:
  - (a) where a hearing is requested, it shall be conducted by a single member of the Ontario Land Tribunal;
  - (b) Subject to the regulations, the Tribunal may recommend to the approving authority that a party to the hearing be paid a fixed amount for the party's costs of the hearing, and the approving authority may in its discretion order the expropriating authority to pay the recommended costs.
2. "Owner" and "Registered Owner" are defined in the *Act* as follows:

"Owner" includes a mortgagee, tenant, execution creditor, a person entitled to a limited estate or interest in land, a guardian of property, and a guardian, executor, administrator or trustee in whom land is vested;

"Registered Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper land registry or sheriff's office, and includes a person shown as a tenant of land on the last revised assessment roll;
3. The Expropriating Authority, each owner who notifies the approving authority that he desires a hearing in respect of the lands intended to be expropriated and any owner added as a party by the Tribunal are parties to the hearing.

This notice first published on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Bill No. 172  
2023

By-law No. PS-114-23\_\_\_\_\_

A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

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

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

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

1. No Long Vehicle Parking

Section 61 of the By-law PS-114 is hereby amended by **deleted** in its entirety and **replaced** with the following:

61. (1) No person shall park any motor vehicle more than 6.1 meters in length in any of the parking lots mentioned in section 56 at anytime.
- (2) Despite subsection 61(1), the Deputy City Manager or a person designated by the Deputy City Manager is authorized to provide written approval for parking at the Budweiser Gardens Parking Lot (99 Dundas Street) with respect to vehicles that are parked for the purpose of providing services to 99 Dundas Street.
- (3) Despite subsection 61(1), the Deputy City Manager or a person designated by the Deputy City Manager is authorized to provide written approval for parking at the London Convention Centre Parking Lot (300 York St) with respect to vehicles that are parked for the purpose of providing services to 300 York Street.

2. Rate of Speed

Schedule 24 (Rate of Speed) of the PS-114 By-law is hereby amended by **deleting** the following row:

1-Street	2- From	3-To	4-Maximum Rate of Speed
Dingman Drive	A point 300 m west of Wellington Road S	Castleton Road	60 km/h
Dingman Drive	Wonderland Road S	A point 300 m east of Wellington Road S	80 km/h

Schedule 24 (Rate of Speed) of the PS-114 By-law is hereby amended by **adding** the following row:

1-Street	2- From	3-To	4-Maximum Rate of Speed
Dingman Drive	Wonderland Road S	A point 1400 m west of Wellington Road S	80 km/h
Dingman Drive	A point 1400 m west of Wellington Road S	Castleton Road	60 km/h

3. Speed Limits

Schedule 25 (Area Speed Limits) of the By-law PS-114 is hereby amended by **adding** the following rows:

1-Area Limit	2-Maximum Rate of Speed
Wellington Road – Commissioners Road E – Highbury Avenue S – Bradley Avenue except Adelaide Street S at 60 km/h; Southdale Road E from Wellington Road to 150 m west of Adelaide Street S at 60 km/h; Southdale Road E from 150 m west of Adelaide Street S to Pond Mills Road at 50 km/h; Pond Mills Road from Bradley Avenue to Southdale Road E at 60 km/h; Pond Mills Road from Southdale Road E to Commissioners Road E at 60 km/h	40 km/h
Wharnccliffe Road S - Commissioners Road W - Wellington Road - Southdale Road E	40 km/h
Boler Road - Byron Baseline Road - Commissioners Road W - Wonderland Road S - Southdale Road W	40 km/h

4. This by-law comes into effect the day it is passed.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 173  
2023

By-law No. PS-114-23\_\_\_\_\_

A by-law to amend By-law PS-114 entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London.”

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

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

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

1. Pedestrian Crossovers

Schedule 18 of By-law PS-114 is hereby amended by **adding** the following rows:

1-Street	2-Location
Beckworth Avenue	West side of intersection with Tudor Street
Boler Road	North side of intersection with Wayne Road
Churchill Avenue	West side of intersection with Calgary Street
Cleveland Avenue	East side of intersection with Kimberley Avenue
English Street	South side of intersection with Dufferin Avenue
Ernest Avenue	South side of intersection with Muriel Crescent (south leg)
Graydon Street	South side of intersection with Pritchard Place
Grey Street	A point 52 m east of William Street
Guildwood Boulevard	South side of intersection with Lloyd Manor Crescent (north leg)
Hastings Drive	South Side of intersection with Hastings Gate
Huron Street	East side of intersection with Sorrel Road
Ironwood Road	East side of intersection with Wickerson Road
Montebello Drive	East side of intersection with Strathcona Drive
Oak Park Drive	At a point 102 m east of Valetta Street
Riverside Drive	A point 223 m west of St. Anthony Road
Riverside Drive	West side of intersection with Foster Avenue
Settlement Trail	A point 75 m east of Tillman Road
Settlement Trail	Talbot Park to Talbot Village Wetland south of school
Village Green Avenue	East side of intersection with Paddock Green Crescent
Whisperwood Avenue	A point 158 m south of Summerdale Place (At Byron Somerset Public School)
Wickerson Road	North side of intersection with Ironwood Road
Wickerson Road	South side of intersection with Ironwood Road

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

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 174  
2023

By-law No. S.- \_\_\_\_ - \_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Base Line Road East, east of Wellington Road; and as widening to Wellington Road, north of Base Line Road East)

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

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

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Base Line Road East, east of Wellington Road, namely:

“Part of Lots 51, 52, 53, 54, 55, 56, and 57, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Parts 1, 2 and 3 on Reference Plan 33R-21240;” and

“Part of Lot 50, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Part 4 on Reference Plan 33R-21240;” and

“Part of Lot 50, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Part 13 on Reference Plan 33R-5245.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Wellington Road, north of Base Line Road East, namely:

“Part of Lot 47, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Part 5 on Reference Plan 33R-21240;” and

“Part of Lot 49, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Parts 6, 7, 8, 9 and 10 on Reference Plan 33R-21240;” and

“Part of Lot 43, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Part 11 on Reference Plan 33R-21240;” and

“Part of Lot 40, Registrar’s Compiled Plan No. 1033 in the City of London and County of Middlesex, designated as Part 12 on Reference Plan 33R-21240.”



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

PASSED in Open Council on June 6, 2023.

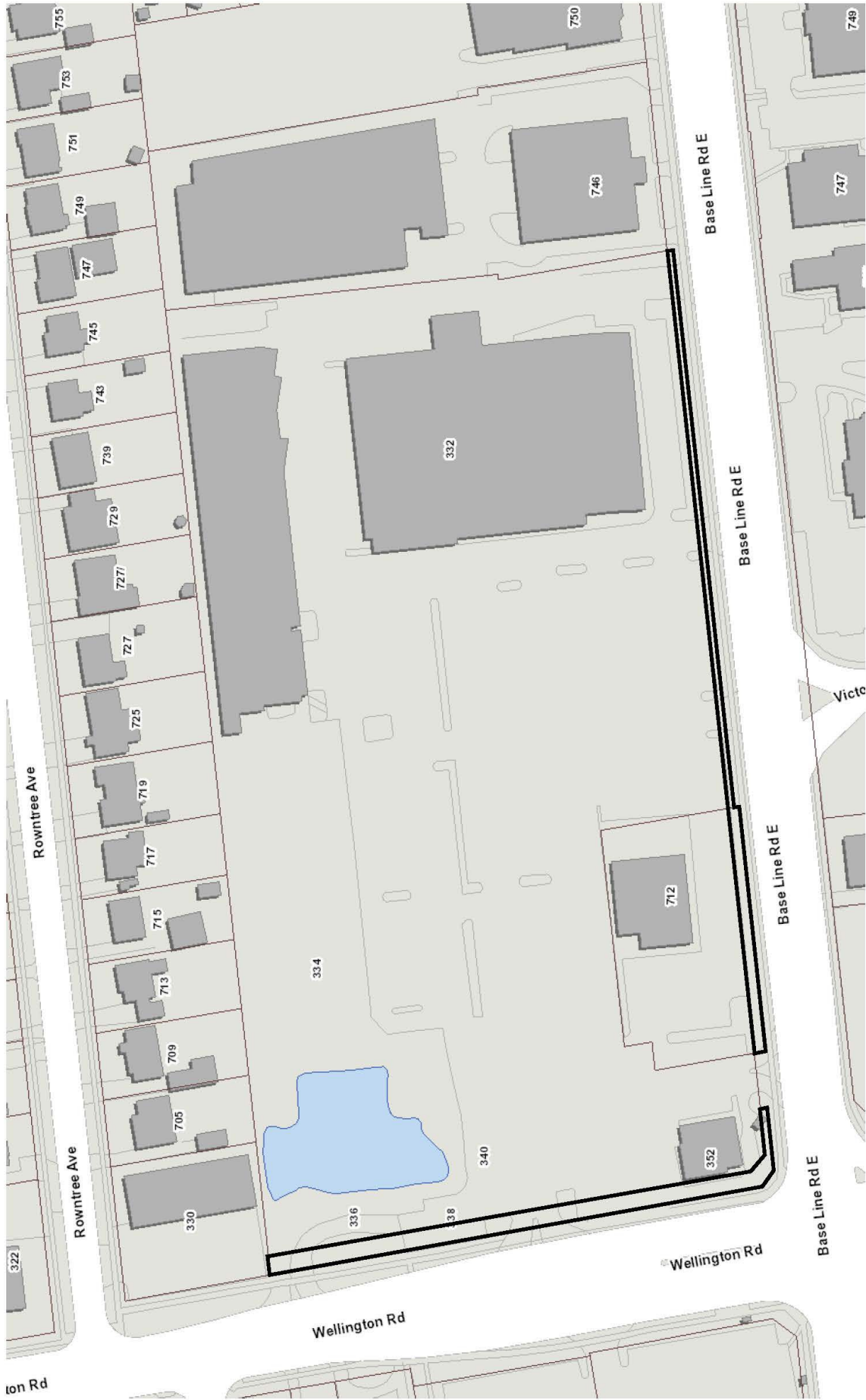
Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

# Location Map

## LOCATION MAP



**—** SUBJECT LANDS

Bill No. 175  
2023

By-law No. S.- \_\_\_\_ - \_\_\_\_

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Kennington Way; as part of Middleton Avenue; and as part of Knott Drive)

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

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

WHEREAS subsection 31(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

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

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Kennington Way, namely:

“All of the 0.3m Reserve at the northerly limit of Kennington Way on Registered Plan 33M-769, in the City of London and County of Middlesex, designated as Block 48 on Registered Plan 33M-769.”

2. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Middleton Avenue, namely:

“All of the 0.3m Reserve at the northerly limit of Middleton Avenue on Registered Plan 33M-769, in the City of London and County of Middlesex, designated as Block 49 on Registered Plan 33M-769.”

3. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Knott Drive, namely:

“All of the 0.3m Reserve at the southerly limit of Knott Drive on Registered Plan 33M-785, in the City of London and County of Middlesex, designated as Block 142 on Registered Plan 33M-785;” and

“All of the 0.3m Reserve at the easterly limit of Knott Drive on Registered Plan 33M-785, in the City of London and County of Middlesex, designated as Block 143 on Registered Plan 33M-785.”

4. This by-law comes into force and effect on the day it is passed.

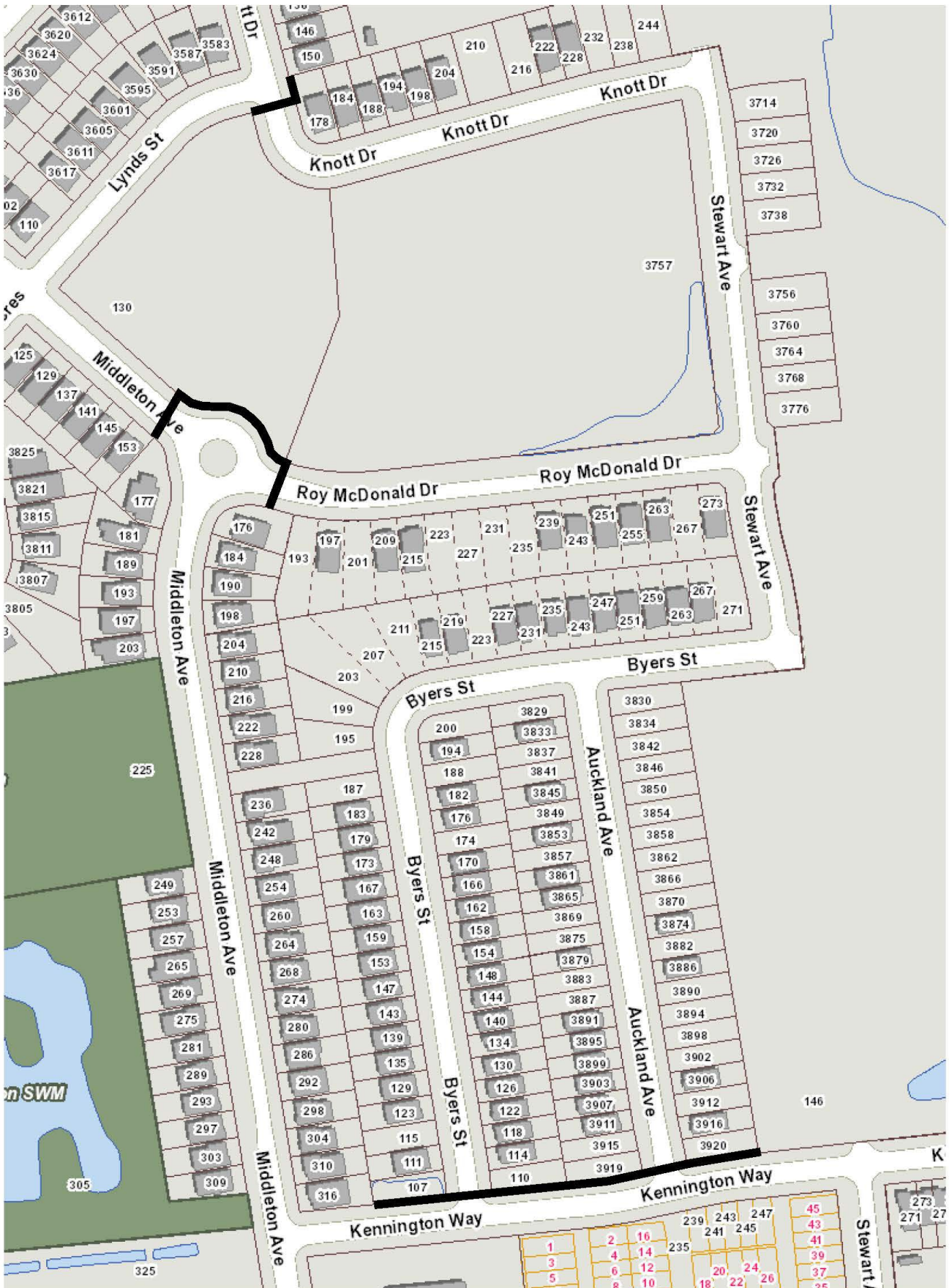
PASSED in Open Council on June 6, 2023

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

# LOCATION MAP



SUBJECT LANDS

Bill No. 176  
2023

By-law No. W.- \_\_\_\_\_ - \_\_\_\_

A by-law to authorize the North Lambeth  
Tributary 12 Complete Corridor (Project No.  
ES3023)

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

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

1. The “North Lambeth Tributary 12 Complete Corridor (Project No. ES3023)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$2,514,260.00
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 177  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 340-390 Saskatoon Street.

WHEREAS Four99 Inc. has applied to rezone an area of land located at 340-390 Saskatoon Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

1) Section Number 18.4 a) of the Restricted Office (RO) Zone is amended by amending the following Special Provision to read as follows:

- RO(6) 340-390 Saskatoon Street
- a) Permitted Uses
- i) Offices, Support
  - ii) Studio
  - iii) Warehouse Establishment
  - iv) Office, Business
  - v) Office, Service
  - vi) Office, Professional
  - vii) Business Service Establishment
  - viii) Office, Charitable Organization
- b) Regulations
- i) Location of Permitted Uses  
Permitted uses shall be restricted to the existing building.
  - ii) Exterior Side Yard Setback (minimum) as existing
  - iii) Lot Coverage (maximum) as existing
  - iv) Landscape Open Space (minimum) as existing
  - v) Gross Floor Area 3,238 m<sup>2</sup> (34,854 ft<sup>2</sup>)  
Office, Support  
Office, Business  
Office, Service  
Office, Professional  
Business Service Establishment  
Office, Charitable Organization  
(maximum)
  - vi) Gross Floor Area 479 m<sup>2</sup> (5,156 ft<sup>2</sup>)  
Studio  
(maximum)

vii)	Gross Floor Area Warehouse Establishment (maximum)	940 m <sup>2</sup> (10,118 ft <sup>2</sup> )
viii)	Parking (minimum)	45 spaces for all permitted uses.
ix)	Parking Areas Setback to Required Road Allowance (minimum)	as existing
x)	Driveways and Parking Aisles Widths (minimum)	as existing

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

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

PASSED in Open Council on June 6, 2023.

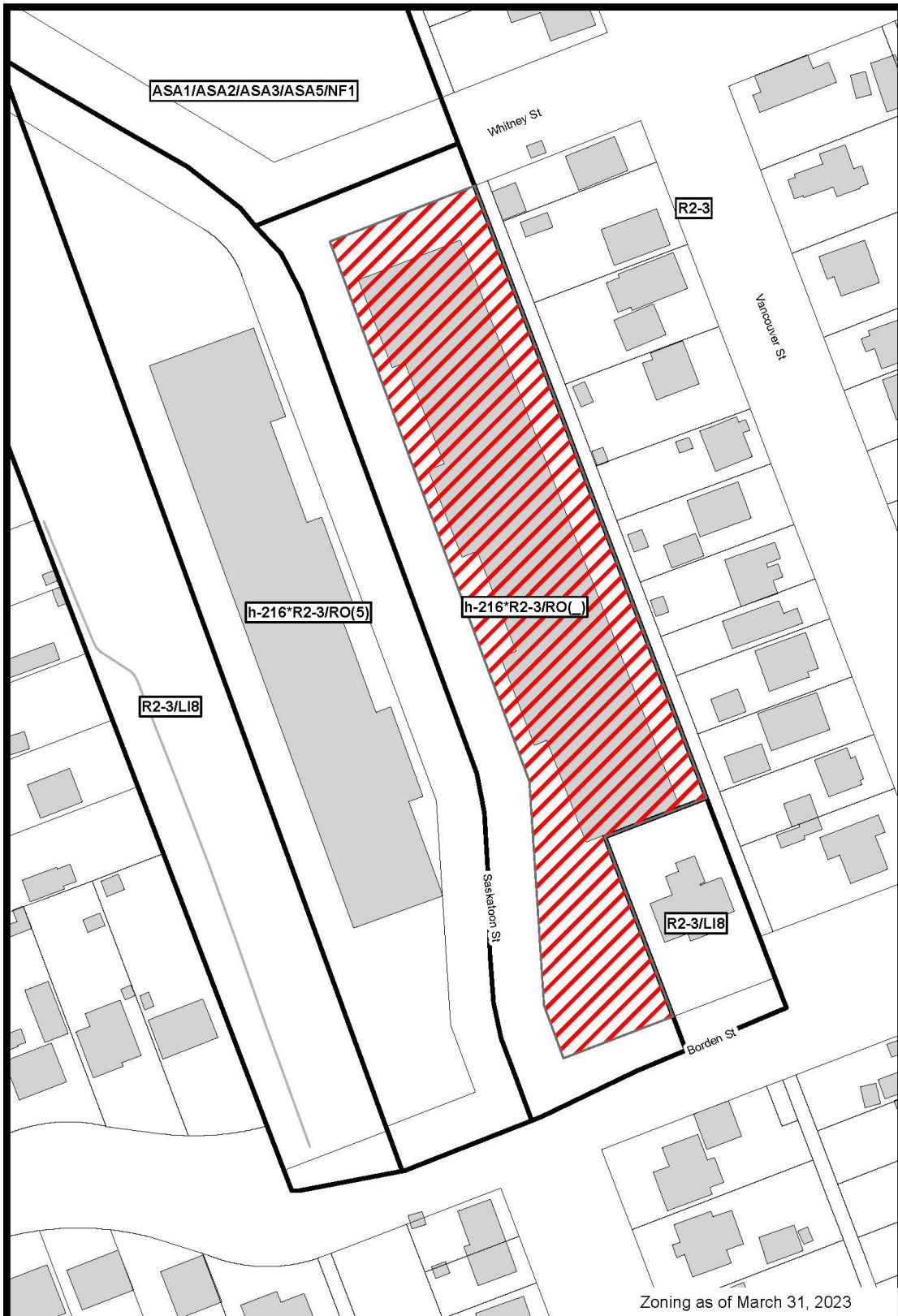
Josh Morgan  
Mayor



Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: Z-9599, O-9600                  Planner: NO                  Date Prepared: 2023/4/28                  Technician: JI                  By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters</p> 
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Geodatabase

Bill No. 178  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 847-851 Wonderland Road South.

WHEREAS 1216571 Ontario Inc. has applied to rezone an area of land located at 847-851 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 847-851 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, from an Associated Shopping Area Commercial Special Provision (ASA1(7)) Zone to an Associated Shopping Area Commercial Special Provision (ASA1(\_)) Zone.

2) Section Number 24.3 of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provisions:

ASA1 ( \_ ) 847-851 Wonderland Road South

a) Additional Permitted Uses:

i) Medical/ Dental Offices

b) Regulations:

i) There is no Front and Exterior Yard Depth (m) Minimum requirement.

ii) There is no Gross Floor Area (Maximum) for Retail Stores

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

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

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023

Second Reading – June 6, 2023

Third Reading – June 6, 2023

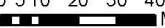
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9597  
 Planner: MH  
 Date Prepared: 2023/4/17  
 Technician: JI  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters



Geodatabase

Bill No. 179  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to revise additional residential unit regulations and replace some regulations with new regulations for additional residential units.

WHEREAS the Corporation of the City of London has initiated a rezoning City-wide to revise the existing additional residential unit regulations, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ this rezoning will conform to the Official Plan;

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

- 1) Section 2 (Definitions) in Zoning By-law is amended by deleting the existing definition for an Additional Residential Unit and replacing it with the following:

“ADDITIONAL RESIDENTIAL UNIT” means a dwelling unit permitted in addition to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof. The addition of an additional residential unit does not change a single-detached, semi-detached or street townhouse dwelling into any other type of residential building.
- 2) Section 4.1.1) (Accessory Uses Permitted in All Zones) in Zoning By-law Z.-1 is amended by deleting the existing regulation and replacing it with the following:

**ACCESSORY USES PERMITTED IN ALL ZONES**  
Where this By-Law permits a lot to be used or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure or use accessory thereto, except that open storage shall only be permitted in any zone in which such a use is specifically listed as a permitted use. No accessory building, structure or use in an agricultural zone or a residential zone shall be used for human habitation, except where a dwelling unit is permitted as an additional residential unit or where the zone permits a bed and breakfast establishment, secondary farm dwelling, temporary garden suite or hotel.
- 3) Section 4.6 (Dwelling Units) is amended by deleting the existing heading regulations and replacing them with the following:

**4.6 DWELLING UNITS LOCATED WITHIN BASEMENTS**  
A dwelling unit or part thereof is permitted in a basement provided the finished floor level of such basement is not below the level of any sanitary sewer servicing the building or structure in which such basement is located.
- 4) Section 4.37 (Additional Residential Units) is amended by deleting the existing regulations and replacing them with the following:

**4.37 ADDITIONAL RESIDENTIAL UNITS**  
The provisions of this section shall apply to all additional residential units, unless specified by type directly herein.

  - 1) Permitted Zones  
Additional residential units shall be permitted within any zone in association with the following uses:
    - a. Single detached dwellings
    - b. Semi-detached dwellings

c. Street townhouse dwellings

2) Number of Additional Residential Units per Lot

A maximum of two (2) additional residential units shall be permitted per lot; including a maximum of one (1) additional residential unit in an accessory or ancillary structure.

3) Location of Additional Residential Units

An additional residential unit shall not be permitted on a separate lot from the primary dwelling unit that it is accessory to.

An additional residential unit or part thereof shall not be permitted in a basement where the finished floor level of such basement is below the level of any sanitary sewer servicing the building or structure in which the basement is located.

4) Location of Additional Residential Units within Accessory Structures

An additional residential unit within an accessory structure may only be permitted in the rear yard or interior side yard.

5) Number of Bedrooms

The additional residential unit(s) and primary dwelling unit together shall not exceed the total number of bedrooms permitted for the primary dwelling unit when the total number of bedrooms in the primary and additional residential unit(s) are combined.

6) Parking

No additional parking is required for additional residential units.

A new additional driveway in association with an additional residential unit is not permitted.

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

PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

Bill No. 180  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 327 Thompson Road.

WHEREAS Emy Group Inc. has applied to rezone an area of land located at 327 Thompson Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable the lands located at 327 Thompson Road, as shown on the attached map comprising part of Key Map No. A108, from a Residential R2 (R2-2) Zone to a Residential R3 Special Provision (R3-1(\_)) Zone and a Residential R3 Special Provision (R3-1(\_)) Zone.

2) Section Number 7.4 of the Residential R3 (R3-1) Zone is amended by adding the following Special Provisions:

R3-1(\_)

a) Prohibited Use

i) Fourplex dwellings

b) Regulations

- |   |  |
|---|--|
| i) Front Yard Depth (Minimum)                                   | 4.0 metres   |
| ii) Front Yard Depth (Maximum)                                  | 7.0 metres   |
| iii) Easterly Interior Side Yard Depth (Minimum)                | 2.8 metres   |
| iv) Shared Driveway Width (Minimum)                             | 4.5 metres (shared between the abutting lot to the east) |
| v) Parking Area Setback to the Westerly Side Lot Line (Minimum) | 3.0 metres   |
| vi) Parking Area Setback to the Rear Lot Line (Minimum)         | 4.9 metres   |

R3-1(\_)

a) Prohibited Use

i) Fourplex dwellings

b) Regulations

- |                               |            |
|-------------------------------|------------|
| i) Front Yard Depth (Minimum) | 4.0 metres |
|-------------------------------|------------|

ii) Front Yard Depth (Maximum)	7.0 metres
iii) Shared Driveway Width (Minimum)	4.5 metres (shared between the abutting lot to the west)
iv) Parking Area Setback to the Easterly Side Lot Line (Minimum)	3.0 metres
v) Parking Area Setback to the Rear Lot Line (Minimum)	5.1 metres

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

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

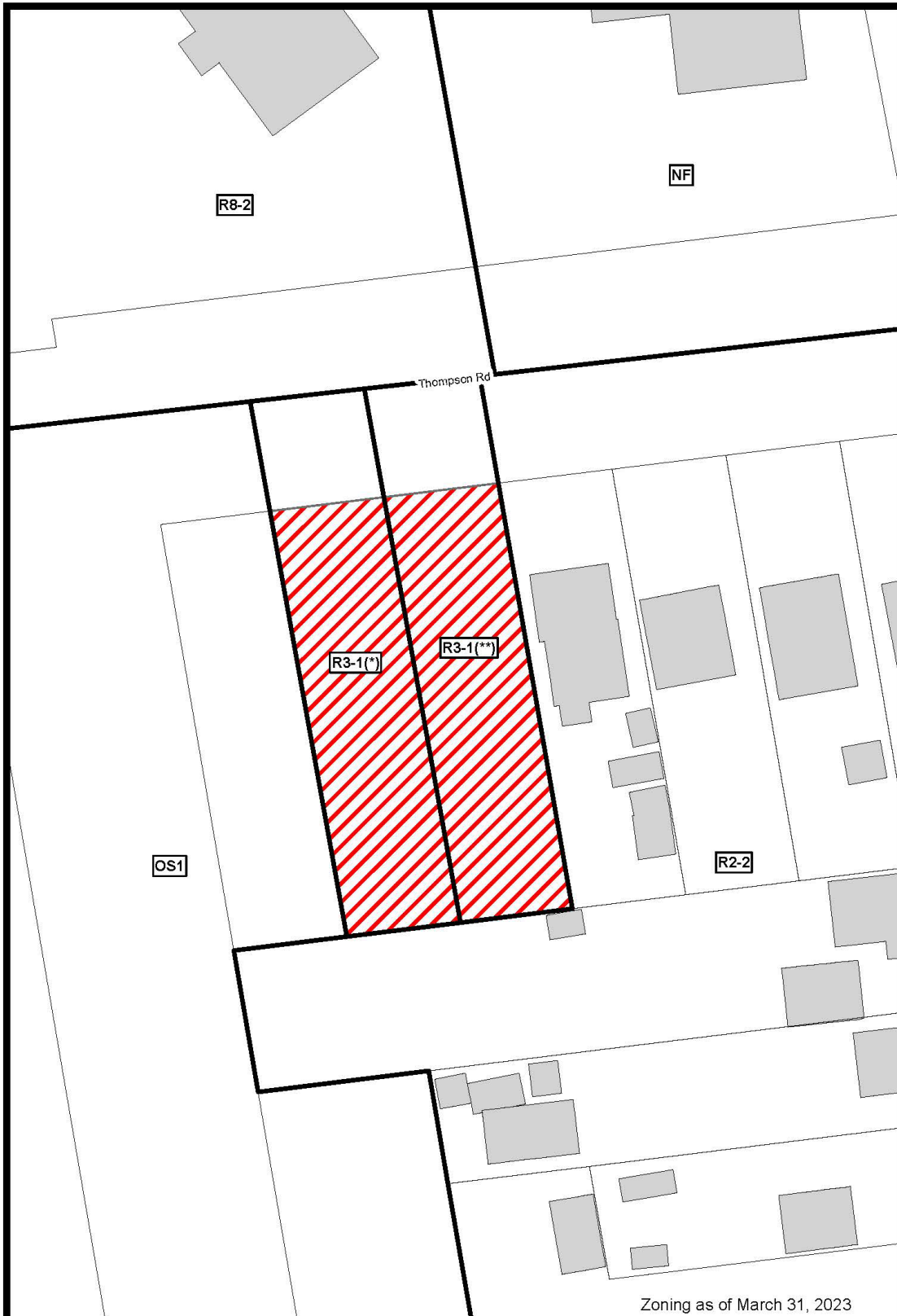
PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9579  
Planner: CM  
Date Prepared: 2023/4/21  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:500

0 2.5 5 10 15 20 Meters



Geodatabase



Bill No. 181  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 644-646 Huron Street.

WHEREAS 2614442 Ontario Inc. has applied to rezone an area of land located at 644-646 Huron Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_ this rezoning will conform to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 644-646 Huron Street, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Holding Residential R9 Special Provision (h-5\*R9-3(14)\*H13) Zone **TO** a Residential R8 Special Provision (R8-4(\_)) Zone.

2) Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:

R8-4(\_) 644-646 Huron Street

a) Regulations

- |  |            |
|--|------------|
| i) Front Yard Depth (Minimum)          | 2.5 metres |
| ii) Interior Side Yard Depth (Minimum) | 5.0 metres |
| iii) Landscaped Open Space (Minimum)   | 29%        |
| iv) Building Height (Maximum)          | 23 metres  |
| v) Density (Maximum)                   | 250 UPH    |

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

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

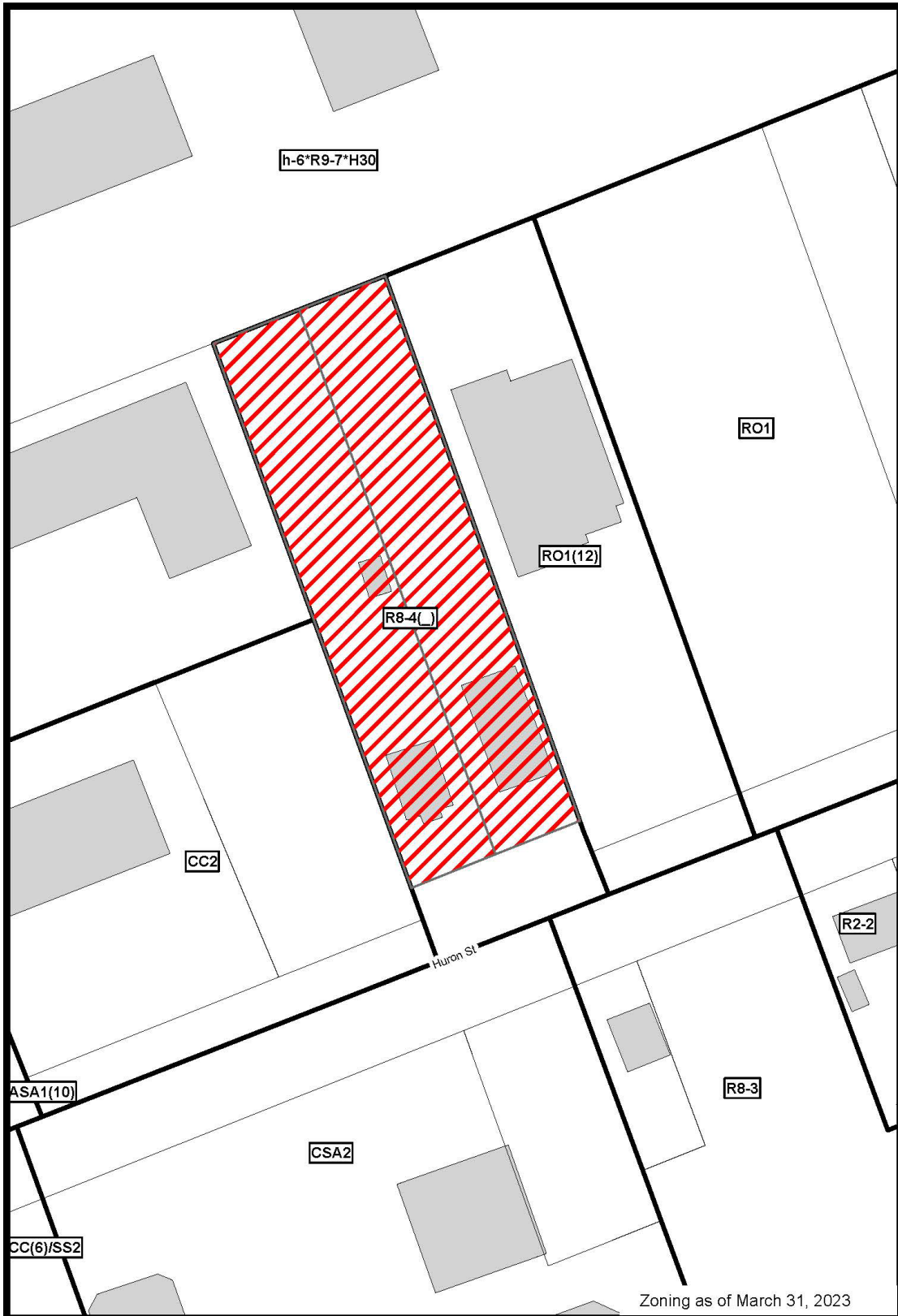
PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9580  
Planner: CM  
Date Prepared: 2023/5/18  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters



Geodatabase

Bill No. 182  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street.

WHEREAS 2863382 Ontario Inc. c/o Royal Premier Developments. has applied to rezone an area of land located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1120-1126 Oxford Street East and 2 & 6 Clemens Street, as shown on the attached map comprising part of Key Map No. A103, **FROM** a Residential R2/Office Conversion (R2-2/OC5) Zone and a Residential R1 (R1-6) Zone **TO** a Residential R9 Special Provision (R9-7(\_)\*H34) Zone.
- 2) Section Number 13.4 of the Residential R9 Zone is amended by adding the following Special Provisions:

R9-7(\_) 1120-1126 Oxford Street East and 2 & 6 Clemens Street

a) Regulations

- |   |   |
|---|---|
| i) Front and Exterior Side Yard Depth (Minimum)   | 1.8 metres  |
| ii) Front and Exterior Side Yard Depth (Maximum)  | 6.0 metres  |
| iii) Setback to the Sight Triangle (Minimum)  | 0.0 metres  |
| iv) Rear Yard Depth (Minimum)   | 20.0 metres for the first 4 storeys; 21.0 metres for the 5 <sup>th</sup> and 6 <sup>th</sup> storeys; and 1.0 metre for each 1.0 metre of building height beyond the 6 <sup>th</sup> storey |
| v) Interior Side Yard Depth For the First 5 Storeys (Minimum)                             | 1.5 metres for the first 26.0 metres of lot depth where there are no windows to habitable rooms   |
| vi) Interior Side Yard Depth For the 6 <sup>th</sup> to 8 <sup>th</sup> Storeys (Minimum) | 3.5 metres for the first 26.0 metres of lot depth   |
| vii) Interior Side Yard Depth Above the 8 <sup>th</sup> Storey (Minimum)                  | 9.0 metres for the first 26.0 metres of lot depth   |
| viii) Interior Side Yard Depth for All Other Portions of the Building (Minimum)           | 9.0 metres beyond 26.0 metres of lot depth  |
| ix) Density (Maximum)   | 415 UPH   |

x)	Unit Size (Minimum)	44.6 square metres for a one- bedroom unit
xi)	Lot Coverage (Maximum)	40%

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

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

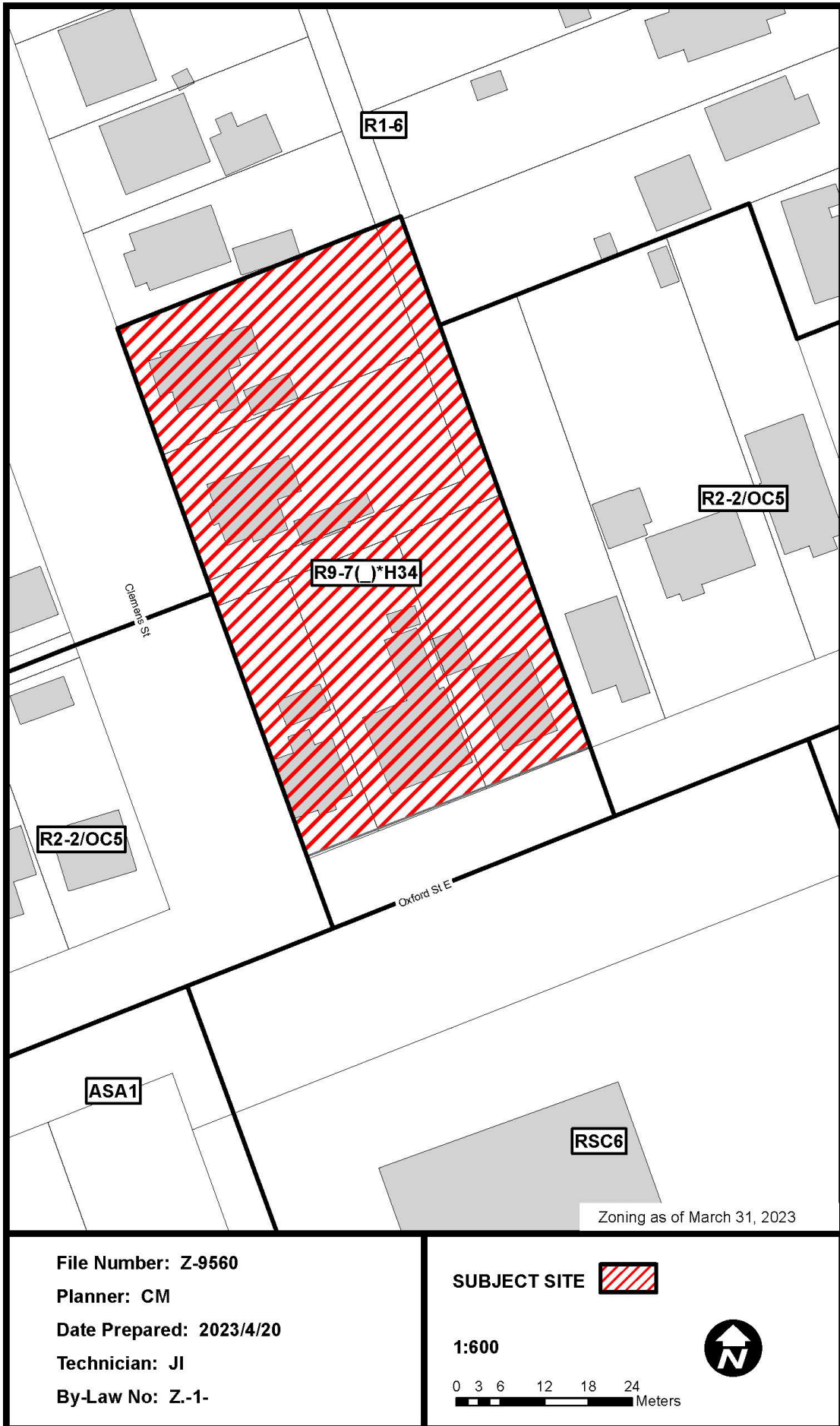
PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Geodatabase

Bill No. 183  
2023

By-law No. Z.-1-23

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 129-131 Base Line Road West.

WHEREAS 2796538 Ontario Inc. c/o RPH Dev has applied to rezone an area of land located at 129-131 Base Line Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 129-131 Base Line Road West, as shown on the attached map comprising part of Key Map No. A107, from a Residential R9 (R9-7\*H32) Zone to a Holding Residential R9 Special Provision (h\*R9-7( )\*H51) Zone.

2) Section Number 14.4 of the Residential R9 Zone is amended by adding the following Special Provision:

) R9-7( ) 129-131 Base Line Road West

a) Regulations

- |   |                            |
|---|----------------------------|
| i) Front Yard Setback<br>(Minimum)  | 2.0 metres<br>(6.6 feet)   |
| ii) East Interior Side Yard Setback<br>(Minimum)  | 5.0 metres<br>(16.4 feet)  |
| iii) West Interior Side Yard Setback<br>(Minimum)   | 13.0 metres<br>(42.7 feet) |
| iv) East and Rear Yard Setback<br>from Underground Parking Structure<br>to Property Line<br>(Minimum) | 3.0 metres<br>(9.8 feet)   |
| v) Surface Parking Spaces<br>(Maximum)  | 36 spaces                  |
| vi) The main building entrance shall be oriented to Base Line Road West.                              |                            |
| vii) Density<br>(Maximum)   | 306 units per hectare      |
| viii) Height<br>(Maximum)   | 51 metres (or 14 Storeys)  |

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

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

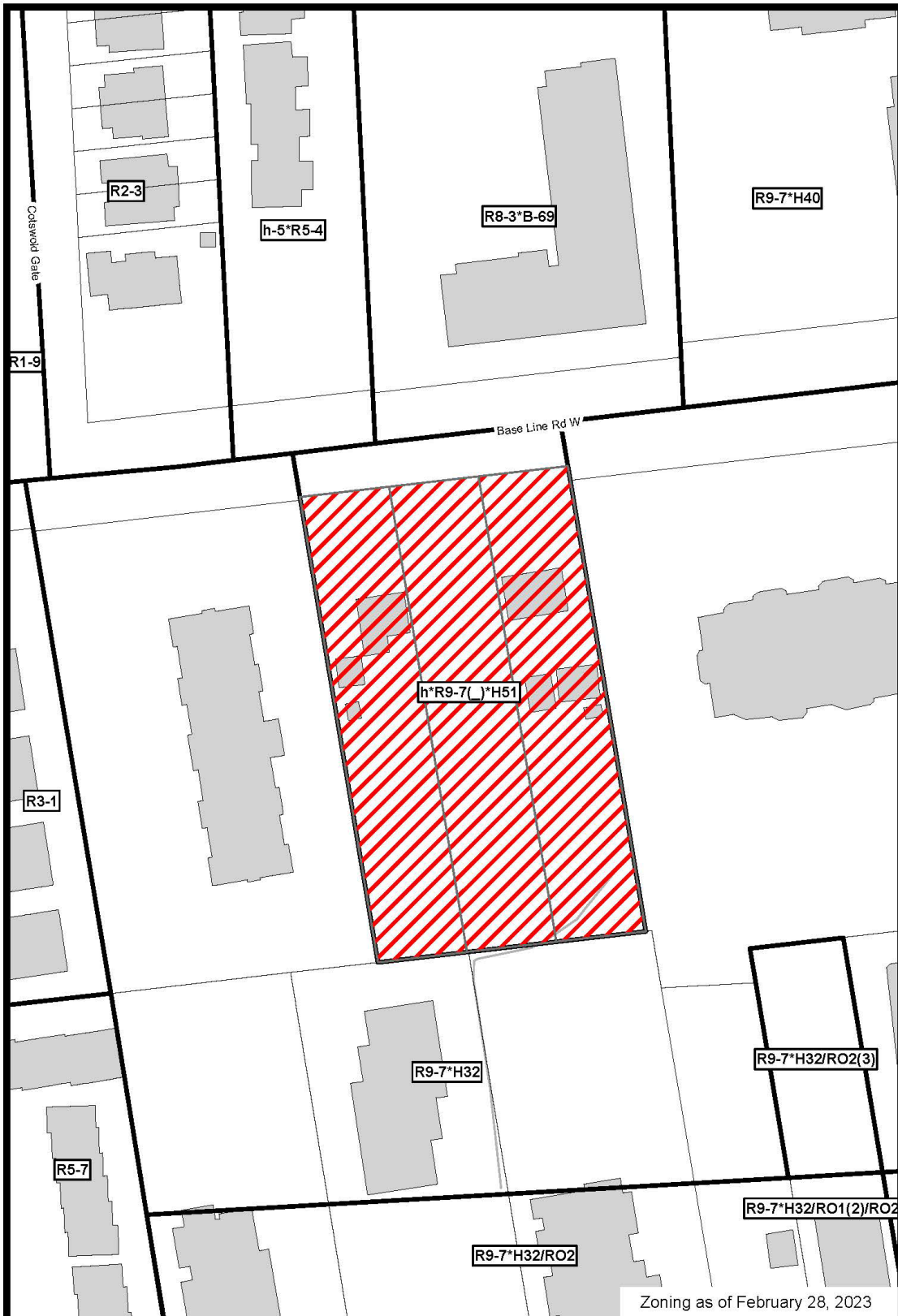
PASSED in Open Council on June 6, 2023.

Josh Morgan  
Mayor



Michael Schulthess  
City Clerk

First Reading – June 6, 2023  
Second Reading – June 6, 2023  
Third Reading – June 6, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of February 28, 2023

<p><b>File Number:</b> Z-9578  <b>Planner:</b> NP  <b>Date Prepared:</b> 2023/5/24  <b>Technician:</b> JI  <b>By-Law No:</b> Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:1,000</b></p> <p>0 5 10 20 30 40 Meters </p>
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Geodatabase