



Council Minutes

18th Meeting of City Council
November 7, 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. Pelozza, D. Ferreira, S. Hillier

Also Present: L. Livingstone, A. Barbon, S. Corman, M. Daley, K. Dickins, D. Escobar, S. Mathers, H. McNeely, K. Scherr, M. Schulthess, E. Skalski, C. Smith

Remote Attendance: M. Barnes, B. Card, C. Cooper, L. Cornish, L. Stewart, B. Warner

The meeting is called to order at 1:04 PM; it being noted that Councillors H. McAlister and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor S. Lehman discloses a pecuniary interest in item 5, clause 2.2, having to do with the October Progress Update - Health and Homelessness Whole of Community Response, by indicating that it relates to funding for Downtown London Business Association and the Councillor indicates they are member of the association.

That it BE NOTED Councillor J. Pribil discloses a pecuniary interest in item 5, clause 2.2, having to do with the October Progress Update - Health and Homelessness Whole of Community Response, by indicating that it relates to funding for Downtown London Business Association and the Councillor indicates they are member of the association.

2. Recognitions

His Worship the Mayor recognizes the Ontario Lottery and Gaming Commission Community Recognition Program and Municipality Contribution Agreement.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

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

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

4.1 Personal Matters/Identifiable Individuals

A matter pertaining to identifiable individuals with respect to the 2024 Mayor's New Year's Honour List – "Environment" Category. (6.1/15/CWC)

4.2 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 acquisition or disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary

value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/26/SPPC)

4.3 Litigation/Potential Litigation

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.2/26/SPPC)

4.4 Personal Matter/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2024 Mayor's New Year's Honour List. (6.3/26/SPPC)

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

A matter pertaining to the proposed or pending lease of 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. (6.1/18/CSC)

4.6 Personal Matters/Identifiable Individual

A matter pertaining to an identifiable individual; employment-related matters; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/19/CSC)

4.7 Solicitor-Client Privilege/Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, litigation and potential litigation and directions and instructions to officers and employees or agents of the municipality related to the construction repair of the East Lions Community Centre. (6.1/16/CPSC)

4.8 Personal Matters/Identifiable Individuals

A matter pertaining to identifiable individuals with respect to the 2024 Mayor's New Year's Honour List - "Safety and Crime Prevention" Category. (6.2/16/CPSC)

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

That Council convenes In Closed Session, from 1:23 PM to 2:07 PM.

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

Motion made by: P. Cuddy

Seconded by: P. Van Meerbergen

That the Minutes of the 17th Meeting held on October 17, 2023 BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

6. Communications and Petitions

Motion made by: E. Pelozza

Seconded by: D. Ferreira

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

6.1 Community Cold Weather Response.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 15th Report of the Civic Works Committee

Motion made by: C. Rahman

That the 15th Report of the Civic Works Committee BE APPROVED, with the exception of item 9 (2.5).

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 11th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 11th Report of the Environmental Stewardship and Action Community Advisory Committee, from its meeting held on October 4, 2023:

- a) the Civic Administration BE REQUESTED to attend or provide a written communication to the November 1, 2023 Environmental Stewardship and Action Community Advisory Committee meeting to provide an update on fishing line receptacles;
- b) the start time of the Environmental Stewardship and Action Community Advisory Committee BE CHANGED from 3:00 PM to 4:30 PM on the first Wednesday of the month; it being noted that a majority of members selected this time; and,
- c) clauses 1.1, 3.1, 3.2, 5.1 to 5.4 and 6.1 BE RECEIVED.

Motion Passed

3. (2.2) SS-2023-261 Single Source Procurement Operation and Maintenance of Landfill Gas Collection and Flaring System W12A Landfill Site

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 October 24, 2023, related to the Single Source Procurement for the Operation and Maintenance of Landfill Gas Collection and Flaring System for the W12A Landfill Site (SS-2023-261):

- a) approval BE GIVEN to exercise the single source provisions of section 14.4 (d) and (e) of the Procurement of Goods and Services Policy for the operation and maintenance of the landfill gas collection and flaring system at the W12A Landfill Site in accordance with the proposal submitted by Comcor Environmental Limited, for a cost greater than \$50,000 per year, for a two-year term;
- b) the single source annual estimated price of \$150,530 (plus HST) submitted by Comcor Environmental Limited BE ACCEPTED to continue to provide operation and maintenance services of the landfill gas collection and flaring system services at the W12A Landfill Site in accordance with the terms and condition outlined in contract record C17-009 and applicable revisions;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work; and,
- d) approval, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2023-E07)

Motion Passed

4. (2.3) Kensington Bridge Environmental Study Report - Notice of Completion

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 October 24, 2023, related to the Kensington Bridge Environmental Study Report Notice of Completion:

- a) the Kensington Bridge Environmental Assessment Study BE ACCEPTED;
- b) a Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,
- c) the Environmental Study Report BE PLACED on the public record for a 30-day review period. (2023-T04)

Motion Passed

- 5. (2.4) Amendments to the Traffic and Parking By-law (Relates to Bill No. 394)

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 October 24, 2023, BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023, for the purpose of amending the Traffic and Parking By-law (PS-114). (2023-T08/T02)

Motion Passed

- 6. (2.6) Planned Rebuild of Incinerator Systems at Greenway Wastewater Treatment Plant – Procurement Approvals

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 October 24, 2023, related to the Planned Rebuild of Incinerator Systems at Greenway Wastewater Treatment Plant and Procurement Approvals:

- a) replacement fluidizing blower and repair of the existing blower BE AWARDED to Gardner Denver Nash LLC for the total price of \$273,587.00 USD, estimated at \$375,000.00 CDN, (excluding HST), in accordance with Section 12.2 (b) of the City of London's Procurement of Goods and Services Policy;
- b) the supply of expansion joints BE AWARDED to Senior Flexonics Canada for the total price of \$615,000.00 (excluding HST), in accordance with Section 12.2 (b) of the City of London's Procurement of Goods and Services Policy;
- c) the purchase orders issued for emergency repairs to the incinerator and related systems at Greenway Wastewater Treatment Plant under Section 14.2 of the City of London's Procurement of Goods and Services Policy at a projected total price of \$99,086.00 (excluding HST), BE CONFIRMED;
- 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 Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,

f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2023-E03)

Motion Passed

7. (2.7) Greenway and Adelaide Wastewater Treatment Plants Climate Change Resiliency Equipment Preselection

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 October 24, 2023, related to the Greenway and Adelaide Wastewater Treatment Plans Climate Change Resiliency Equipment Preselection:

- a) the supply of an equalization tank BE AWARDED to Greatario Engineered Storage Systems for the total price of \$889,887.00 (excluding HST), in accordance with Section 12.2 (b) of the City of London's Procurement of Goods and Services Policy;
- b) the supply of vertical propeller pumps equipment BE AWARDED to Sulzer Pumps (Canada) Inc. for the total price of \$1,515,821.37, including contingency (excluding HST), in accordance with Section 12.2 (b) of the City of London's Procurement of Goods and Services Policy;
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project. (2023-E03)

Motion Passed

8. (2.8) Oxford Wastewater Treatment Plant Membrane Replacement - Consultant Award

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 October 24, 2023, related to the Oxford Wastewater Treatment Plant Membrane Replacement Consultant Award:

- a) CIMA Canada Inc. BE APPOINTED Design Consulting Engineers in the amount of \$325,000.00, including contingency (excluding HST), in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED in accordance with the "Sources of Financing Report" as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-E03)

Motion Passed

- 10. (3.1) London Transit's 2022 Annual Report

Motion made by: C. Rahman

The London Transit Commission BE REQUESTED to review and refine the grading criteria for the 2023 annual report, with particular focus being given to service delivery standards, and alignment with the City of London's Strategic Plan, as it relates to public transit, and report back at a future meeting of the Civic Works Committee;

it being noted that the communications, as appended to the Agenda and the Added Agenda, from J. Preston, W. Lau, M. Sheehan, C. Dolphin, L. Worsfold and P. Moore, the delegations from J. Preston, W. Lau and M. Sheehan and the London Transit Commission's 2022 Annual Report, dated October 11, 2023, with respect to this matter, were received.

Motion Passed

- 11. (5.1) CWC Deferred Matters List

Motion made by: C. Rahman

That the Civic Works Committee Deferred Matters List, dated October 13, 2023, BE RECEIVED.

Motion Passed

- 12. (5.2) 11th Report of the Integrated Transportation Community Advisory Committee

Motion made by: C. Rahman

That the 11th Report of the Integrated Transportation Community Advisory Committee, from the meeting held on October 18, 2023, BE RECEIVED.

Motion Passed

- 9. (2.5) Mobility Master Plan 2050 Mode Share Target

Motion made by: C. Rahman

That the following actions be taken with respect to the staff report, dated October 24, 2023, related to the Mobility Master Plan 2050 Mode Share Target:

- a) the Mobility Master Plan 2050 Mode Share Target report BE REFERRED to a future meeting of the Strategic Priorities and Policy Committee to be aligned with the discussion related to the land use study and intensification;

b) the Mobility Master Plan project team BE DIRECTED to consult with the Integrated Transportation Community Advisory Committee (ITCAC) with respect to this matter; and,

c) the Civic Administration BE DIRECTED to clearly indicate how any options align with the Climate Emergency Action Plan (CEAP) goals;

it being noted that the delegation and presentation, as appended to the Added Agenda, from R. Buchal, ITCAC, with respect to this matter, were received. (2023-T10)

At 2:16 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.

At 2:20 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: C. Rahman

Motion to approve part a)

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Motion made by: C. Rahman

Motion to approve parts b) and c)

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

Nays: (3): P. Cuddy, S. Stevenson, and P. Van Meerbergen

Absent: (1): H. McAlister

Motion Passed (11 to 3)

8.2 26th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 26th Report of the Strategic Priorities and Policy Committee BE APPROVED, with the exception of items 4 (2.1), 5 (2.2), 6 (2.3), and 11 (4.3).

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

Motion Passed (15 to 0)

At 2:30 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.

At 2:33 PM, His Worship Mayor J. Morgan resumes the Chair.

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that Councillor J. Pribil disclosed a pecuniary interest related to item 2.2 regarding the October Progress Update – Health & Homelessness Whole of Community System Response report as it relates to funding for Downtown London Business Association as the Councillor indicated they are a member of the Association.

That it BE NOTED that Councillor S. Lehman disclosed a pecuniary interest related to item 2.2 regarding the October Progress Update – Health & Homelessness Whole of Community System Response report as it relates to funding for Downtown London Business Association as the Councillor indicated they are a member of the Association.

Motion Passed

2. (2.4) Updates to Appointment of Members to Committee, Civic Boards and Commissions Process (Relates to Bill No.'s 391 and 392)

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the following actions be taken:

a) the proposed by-law as appended to the staff report dated October 31, 2023 Appendix 'A' BE INTRODUCED at the Municipal Council meeting on November 7, 2023 to amend CPOL.-71-303 being "Appointment of Council Members to Standing Committees of Council and Various Civic Boards and Commissions Policy" to repeal and replace Schedule "A"; and

b) the proposed by-law as appended to the staff report dated October 31, 2023 as Appendix 'B' BE INTRODUCED at the Municipal Council meeting on November 7, 2023 to amend CPOL.-398-43 being "Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions" to repeal and replace Schedule "A".

Motion Passed

3. (2.5) 8th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the 8th and 10th Reports of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meetings held on October 12 and October 25, 2023, respectively, BE RECEIVED.

Motion Passed

7. (3.1) Bill Rayburn, CAO, Middlesex County and Neal Roberts, Middlesex-London Paramedic Service - Service Overview and Operating Pressures

Motion made by: S. Lewis

That with respect to the matter with respect to the Middlesex-London Paramedic Service, that the following actions be taken:

a) that the Mayor BE REQUESTED to support the Middlesex County and Middlesex-London Paramedic Service in their advocacy including but not limited to issues of dispatch, off load delays, and funding formula; and

b) that the presentation from N. Roberts, Chief of Middlesex-London Paramedic Service and B. Rayburn, CAO, Middlesex County, with respect to the Middlesex-London Paramedic Service, Service Overview and Operating Pressures, BE RECEIVED.

Motion Passed

8. (3.2) London Transit Commission - 2023 to 2027 Work Plan Update

Motion made by: S. Lewis

That the presentation from Kelly Paleczny, General Manager and Sheryl Rooth, Commission Chair, London Transit Commission, with respect to the 2023 to 2027 Work Plan Update, BE RECEIVED.

Motion Passed

9. (4.1) Confirmation of Appointments to RBC Place London

Motion made by: S. Lewis

That the following actions be taken with respect to the appointments to the RBC Place London Board of Directors:

a) Sara De Candido (Health Care Sector), Class 1, BE APPOINTED for the term ending November 14, 2024; and

b) Jennifer Diplock BE APPOINTED for the term ending November 14, 2024.

Motion Passed

10. (4.2) 9th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 9th Report of Diversity, Inclusion and Anti-Oppressions Community Advisory Committee from its meeting held on October 18, 2023:

a) the following actions be taken with respect to the 2023 Diversity, Race Relations and Inclusivity Award (DRRIA):

i) the Oakridge Presbyterian Church Mission and Outreach BE AWARDED the 2023 Diversity, Race Relations and Inclusivity Award, in the Small Business/Small Labour (49 or fewer employees/members) category;

ii) the Islamic Relief Canada London Regional Team BE AWARDED the 2023 Diversity, Race Relations and Inclusivity Award, in the Large Business/Large Labour (50+ members) category;

- iii) Project SEARCH BE AWARDED the 2023 Diversity, Race Relations and Inclusivity Award, in the Social/Community Services (including Not-for- Profits) (49 or fewer employees/members) category;
 - iv) the London Track 3 Adaptive Snow School BE AWARDED the 2023 Diversity, Race Relations and Inclusivity Award, in the Social/Community Services (50+ members) category;
 - v) Yesalihuni "They Will Teach You" Youth Initiative BE AWARDED the 2023 Diversity, Race Relations and Inclusivity Award, in the Youth/Young Adult Groups or Organizations category; and,
 - vi) the Awards and Recognition Sub-Committee report with respect to the 2023 DRRIA Recommendations BE RECEIVED;
- b) clauses 1.1, 2.1, 2.2 and 6.1 BE RECEIVED for information.

Motion Passed

4. (2.1) London's Housing Pledge: A Path to 47,000 Units by 2031 Update

Motion made 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 City of London Municipal Housing Target:

- a) the staff report BE RECEIVED for information; and
- b) the Civic Administration BE DIRECTED to give priority to development applications and building permits that serve to accelerate and support an increase to housing supply, including initiatives and projects related to the Housing Accelerator Fund.

it being noted that the Strategic Priorities and Policy Committee heard a delegation from M. Wallace, Executive Director, London Development Institute with respect to this matter.

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

Motion Passed (15 to 0)

At 2:37 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.

At 2:42 PM, His Worship Mayor J. Morgan resumes the Chair.

5. (2.2) October 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, that the following Actions be taken regarding October Progress Update – Health & Homelessness Whole of Community System Response report;

- a) the October Progress Update – Health & Homelessness Whole of Community System Response Report BE RECEIVED for information;
- b) One-time grants of \$1,160,000 to Downtown London Business Association and \$500,000 to Old East Village Business Improvement Area (OEV BIA) BE APPROVED, with funding to be sourced from the Operating Budget Contingency Reserve from funds set aside to offset the financial impacts of COVID-19;
- c) a one-time grant of \$250,000 to the Argyle and Hamilton Road Business Improvement Associations be APPROVED, with funding to be sourced from the Operating Budget Contingency Reserve funds; and that Civic Administration BE DIRECTED to reach out to all Business Improvement Associations and invite a representative to participate in Business Reference Table the Strategy and Accountability Table discussions;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with b), and c);
- e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal agreement by by-law relating to b), and c) under s. 22.9 of the Council Procedure by-law;
- f) the Deputy City Manager Social and Health development BE DELEGATED, or written designate, the authority to approve any grant agreements related to b), and c); and
- g) the London Service Depots Summary Report: Results From the First 60 Days of Implementation BE RECEIVED for information as appended to the staff report dated October 31, 2023 as Appendix "A";

it being noted that the Strategic Priorities and Policy Committee received the following communications with respect to this matter:

- a communication dated October 25, 2023 from B. Maly, Executive Director, Downtown London and S. A. Collyer, Board Chair, London Downtown Business Association;
- a communication dated October 25, 2023 from K. Morrison, General Manager and M. Drangova, Board Chair, Old East Village BIA;
- a communication dated October 27, 2023 from S. Courtice, Executive Director, London InterCommunity Health Centre;
- a communication dated October 28, 2023 from L. Sallabank, Owner, Salon Entrenous;
- a communication dated October 30, 2023 from Deputy Mayor Lewis and Councillor McAlister; and
- a communication dated October 30, 2023 from Councillors Pribil and Cuddy;

it be further noted that the Strategic Priorities and Policy Committee heard a delegation from Peter Gioiosa with respect to this matter.

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

Recuse: (2): J. Pribil, and S. Lehman

Motion Passed (13 to 0)

6. (2.3) Community Cold Weather Response

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the following actions be taken regarding the Community Cold Weather Response Report;

- a) Community Cold Weather Response Report BE RECEIVED for information;
- b) APPROVE a funding increase extension to the existing Municipal Purchase of Service agreement with London Cares at a total estimated increase of up to \$236,550 (excluding HST) for the period of December 1, 2023, to March 31, 2024, to administer the City of London 2023-24 Cold Weather Response drop-in space and outreach supports, as per the Corporation of the City of London Procurement Policy Section 20.3 e); to the following existing agreements;
- c) TO AUTHORIZE and APPROVE a one-time funding allocation of up to \$157,224 from the Social Services Reserve Fund for London Cares Homeless Response Services to support security services for 602 Queens Avenue;
- d) TO AUTHORIZE and APPROVE a one-time funding allocation of up to \$42,938 from the Social Services Reserve Fund for CMHA Thames Valley Addiction & Mental Health Services to support security services for 371 Hamilton Road;
- e) APPROVE a funding increase extension to the existing Municipal Purchase of Service agreement with CMHA Thames Valley Addiction & Mental Health Services at a total estimated increase of up to \$350,000 (excluding HST) for the period of December 1, 2023, to May 31, 2024, to administer the City of London 2023-24 Cold Weather Response drop-in space, as per the Corporation of the City of London Procurement Policy Section 20.3 e); to the following existing agreements;
- f) APPROVE a funding reallocation of \$187,750 (excluding HST) from the existing Municipal Purchase of Service agreement with the Salvation Army Centre of Hope from the 2022-23 winter response to support the extension of shelter bed and shower services for the period of December 1, 2023, to March 31, 2024, to administer the City of London 2023-24 Cold Weather Response, as per the Corporation of the City of London Procurement Policy Section 20.3 e); to the following existing agreements;
- g) the approval BE GIVEN to enter into a Single Source contract (SS2023-286) with The Ark Aid Street Mission in the amount up to \$638,000 (excluding HST) for the provision of cold weather response drop-in space from October 1, 2023, to May 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);
- h) the approval BE GIVEN to enter into a Single Source contract (SS2023-287) with Safe Space London in the amount up to \$259,000 (excluding HST) for the provision of cold weather response drop-in space from December 1, 2023, to March 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);
- i) the approval BE GIVEN to enter into a Single Source contract (SS2023-288) with 519 Pursuit in the amount up to \$60,000 (excluding HST) for the provision of cold weather response outreach services from December 1, 2023, to May 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);

j) APPROVE funding from the existing Housing Stability Services budget for the total allocation amount of up to \$100,000 to support costs associated with the cold weather response for those who will remain unsheltered;

k) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the contracts noted in b) through i); and,

l) the approval given herein BE CONDITIONAL upon the Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies outlined in the staff report dated October 31, 2023 as Schedule 1.

Motion made by: S. Lewis

Seconded by: D. Ferreira

Motion to amend the recommendation to read as follows:

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the following actions be taken regarding Community Cold Weather Response Report;

a) the Community Cold Weather Response Report BE RECEIVED for information;

b) APPROVE a funding increase extension to the existing Municipal Purchase of Service agreement with London Cares at a total estimated increase of up to \$236,550 (excluding HST) for the period of December 1, 2023, to March 31, 2024, to administer the City of London 2023-24 Cold Weather Response drop-in space and outreach supports, as per the Corporation of the City of London Procurement Policy Section 20.3 e); to the following existing agreements;

c) TO AUTHORIZE and APPROVE a one-time funding allocation of up to \$157,224 from the Social Services Reserve Fund for London Cares Homeless Response Services to support security services for 602 Queens Avenue;

d) TO AUTHORIZE and APPROVE a one-time funding allocation of up to \$42,938 from the Social Services Reserve Fund for CMHA Thames Valley Addiction & Mental Health Services to support security services for 371 Hamilton Road;

e) APPROVE a funding increase extension to the existing Municipal Purchase of Service agreement with CMHA Thames Valley Addiction & Mental Health Services at a total estimated increase of up to \$523,552 (excluding HST) for the period of October 1, 2023, to May 31, 2024, to administer the City of London 2023-24 Cold Weather Response drop-in space, as per the Corporation of the City of London Procurement Policy Section 20.3 e), to the following existing agreements;

f) APPROVE a funding reallocation of \$187,750 (excluding HST) from the existing Municipal Purchase of Service agreement with the Salvation Army Centre of Hope from the 2022-23 winter response to support the extension of shelter bed and shower services for the period of December 1, 2023, to March 31, 2024, to administer the City of London 2023-24 Cold Weather Response, as per the Corporation of the City of London Procurement Policy Section 20.3 e), to the following existing agreements;

g) the approval BE GIVEN to enter into a Single Source contract (SS2023-286) with The Ark Aid Street Mission in the amount up to \$638,000 (excluding HST) for the provision of cold weather response drop-in space from October 1, 2023, to May 31, 2024, in

accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);

h) the approval BE GIVEN to enter into a Single Source contract (SS2023-287) with Safe Space London in the amount up to \$259,000 (excluding HST) for the provision of cold weather response drop-in space from December 1, 2023, to March 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);

i) the approval BE GIVEN to enter into a Single Source contract (SS2023-288) with 519 Pursuit in the amount up to \$60,000 (excluding HST) for the provision of cold weather response outreach services from December 1, 2023, to May 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);

j) APPROVE funding from the existing Housing Stability Services budget for the total allocation amount of up to \$100,000 to support costs associated with the cold weather response for those who will remain unsheltered;

k) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the contracts noted in b) through i); and,

l) the approval given herein BE CONDITIONAL upon the Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies outlined in Schedule 1 as appended to the staff report.

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

Motion Passed (15 to 0)

Motion made by: S. Lewis

Seconded by: D. Ferreira

Motion to approve item 6 (2.3) parts c), d), e), g), h), j), as amended.

Yeas: (14): Mayor J. Morgan, H. McAlister, 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

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Motion made by: S. Lewis

Seconded by: D. Ferreira

Motion to approve item 6 (2.3) parts a), b), f), i), k), l), as amended.

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

Motion Passed (15 to 0)

Item 6, clause 2.3, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the following actions be taken regarding Community Cold Weather Response Report;

- a) the Community Cold Weather Response Report BE RECEIVED for information;
- b) APPROVE a funding increase extension to the existing Municipal Purchase of Service agreement with London Cares at a total estimated increase of up to \$236,550 (excluding HST) for the period of December 1, 2023, to March 31, 2024, to administer the City of London 2023-24 Cold Weather Response drop-in space and outreach supports, as per the Corporation of the City of London Procurement Policy Section 20.3 e); to the following existing agreements;
- c) TO AUTHORIZE and APPROVE a one-time funding allocation of up to \$157,224 from the Social Services Reserve Fund for London Cares Homeless Response Services to support security services for 602 Queens Avenue;
- d) TO AUTHORIZE and APPROVE a one-time funding allocation of up to \$42,938 from the Social Services Reserve Fund for CMHA Thames Valley Addiction & Mental Health Services to support security services for 371 Hamilton Road;
- e) APPROVE a funding increase extension to the existing Municipal Purchase of Service agreement with CMHA Thames Valley Addiction & Mental Health Services at a total estimated increase of up to \$523,552 (excluding HST) for the period of October 1, 2023, to May 31, 2024, to administer the City of London 2023-24 Cold Weather Response drop-in space, as per the Corporation of the City of London Procurement Policy Section 20.3 e), to the following existing agreements;
- f) APPROVE a funding reallocation of \$187,750 (excluding HST) from the existing Municipal Purchase of Service agreement with the Salvation Army Centre of Hope from the 2022-23 winter response to support the extension of shelter bed and shower services for the period of December 1, 2023, to March 31, 2024, to administer the City of London 2023-24 Cold Weather Response, as per the Corporation of the City of London Procurement Policy Section 20.3 e), to the following existing agreements;
- g) the approval BE GIVEN to enter into a Single Source contract (SS2023-286) with The Ark Aid Street Mission in the amount up to \$638,000 (excluding HST) for the provision of cold weather response drop-in space from October 1, 2023, to May 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);
- h) the approval BE GIVEN to enter into a Single Source contract (SS2023-287) with Safe Space London in the amount up to \$259,000 (excluding HST) for the provision of cold weather response drop-in space from December 1, 2023, to March 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);
- i) the approval BE GIVEN to enter into a Single Source contract (SS2023-288) with 519 Pursuit in the amount up to \$60,000 (excluding HST) for the provision of cold weather response outreach services from December 1, 2023, to May 31, 2024, in accordance with the City of London's Procurement of Goods and Services Policy section 14.4, clause (e);

j) APPROVE funding from the existing Housing Stability Services budget for the total allocation amount of up to \$100,000 to support costs associated with the cold weather response for those who will remain unsheltered;

k) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the contracts noted in b) through i); and,

l) the approval given herein BE CONDITIONAL upon the Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies outlined in Schedule 1 as appended to the staff report.

11. (4.3) City of London's Response to Housing and Homelessness -
Councillors S. Stevenson and J. Pribil

Motion made by: S. Lewis

That the communication dated October 23, 2023 from Councillors S. Stevenson and J. Pribil, with respect to the City of London's Response to Housing and Homelessness, BE RECEIVED;

it being noted that the Strategic Priorities and Policy Committee received a communication dated October 29, 2023 from C. Butler with respect to this matter.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

8.3 17th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 17th Report of the Planning and Environment Committee BE APPROVED.

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

Absent: (1): H. McAlister

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) Streamline Development Approval Fund Update

Motion made by: S. Lehman

That the staff report dated October 23, 2023 entitled "Streamline Development Approval Fund - Update" BE RECEIVED for information. (2023-F11A)

Motion Passed

3. (2.4) Monthly Heritage Report - September 2023

Motion made by: S. Lehman

That the Heritage Monthly report for September, 2023 BE RECEIVED for information. (2023-R01)

Motion Passed

4. (2.2) Contract Renewal for Management of Environmentally Significant Areas (Relates to Bill No. 385)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Contract Renewal for the Management of Environmentally Significant Areas;

a) approval BE GIVEN under Section 14.3 (c) of the Procurement of Goods and Services Policy to enter into an Agreement with the Upper Thames River Conservation Authority for the management of Environmentally Significant Areas in the City of London as a "Sole Source" contract; and,

b) the proposed by-law appended to the staff report dated October 23, 2023 BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023, to approve an Agreement between The Corporation of the City of London and the Upper Thames River Conservation Authority for the management of Environmentally Significant Areas in the City of London, substantially in the form appended to the by-law, and to authorize the Mayor and City Clerk to execute the agreement;

it being noted that funding for this service is included within the base budget of Planning and Development. (2023-E20)

Motion Passed

5. (2.3) Conservation Authority Cost Apportioning Agreements (Relates to Bill No. 386)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Conservation Authority Cost Apportioning Agreements:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023, to:

i) APPROVE the three separate Cost Apportioning Agreements between the Upper Thames River Conservation Authority, Kettle Creek Conservation Authority, and the Lower Thames Valley

Conservation Authority and The Corporation of the City of London;
ii) AUTHORIZE the Mayor and City Clerk to execute any contract or other documents, if required, to give effect to these recommendations; and,
iii) AUTHORIZE the Mayor and the City Clerk to execute any amendments to the Agreement approved by the Deputy City Manager, Finance Supports or Deputy City Manager, Planning and Economic Development. (2023-L04A)

Motion Passed

6. (3.1) Demolition Request for Heritage Listed Property - 5200 Wellington Road South

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the demolition request for the building on the heritage listed property at 5200 Wellington Road South:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on the property;
- b) the property at 5200 Wellington Road South BE REMOVED from the Register of Cultural Heritage Resources;
- c) the property owner BE ENCOURAGED to implement the conservation strategies identified in Section 8.2 of Appendix C of the staff report dated October 23, 2023; and,
- d) the Site Plan Approval Authority BE REQUESTED to consider the following matters through the site plan process:
 - i) commemorate the cultural heritage value for display in the new school, which may include the installation of a heritage plaque or marker in a prominent, visible location on the property;
 - ii) salvaged elements should be incorporated to support the future commemoration and interpretation of the site; and,
 - iii) the use of a folded plate roof structure in the new school building designed to evoke the style and appearance of the original chapel;

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

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-R01)

Motion Passed

7. (3.2) Demolition Request for Heritage Listed Property - 7056 Pack Road

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the building on the heritage listed property at 7056 Pack Road:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on the property; and,

b) the property at 7056 Pack Road BE REMOVED from the Register of Cultural Heritage Resources;

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

- E. Sugden, Bright Past;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-R01)

Motion Passed

8. (3.3) 1958 Duluth Crescent (OZ-9638 / 39T-23504) (Relates to Bill No.'s 388 and 404)

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 Monteith Brown Planning Consultants, relating to the property located at 1958 Duluth Crescent:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend the Official Plan for the City of London, 2016, to:

- i) ADD a new Specific Policy to the Neighbourhoods Place Type to permit apartments, mixed-use buildings, community facilities and a maximum height of four storeys;
- ii) ADD the subject lands to Map 7 – Specific Policy Areas – of The London Plan; and,
- iii) REVISE Map 1 – Place Types – of the Official Plan, The London Plan to redesignate a portion of the subject property FROM a Neighbourhoods Place Type TO a Green Space Place Type;

b) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 property FROM a Neighbourhood Facility (NF1) Zone TO a Holding Residential R1 (h*h-100*R1-2) Zone; a Holding Residential R4 Special Provision (h*h-100*R4-5()) Zone; a Holding Residential R5 Special Provision (h*h-100*R5-6()) Zone; a Holding Residential R6 Special Provision (R6-5()) Zone; a Holding Residential R5 Special Provision (h*h-100*R5-6()) Zone; a Holding Residential R6 Special Provision (h*h-100*R6-5()) Zone; a Holding Residential R6 Special Provision (h*h-100*R6-5()) Zone; and a Open Space OS1 Special Provision (OS1(3)) Zone;

c) the Approval Authority BE ADVISED that issues were raised at the public meeting with respect to the application approval process relating to the property located at 1958 Duluth Crescent relating to traffic entering onto Clarke Road and community safety concerns with public walkway; and,

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Monteith Brown Planning Consultants,

(File No. 39T-23504), dated June 26, 2023, which shows two (2) single detached dwellings, four (4) multi-family residential blocks, one (1) mixed-use residential block, one (1) park block, and one (1) public pathway block to be served by one (1) public road (extension to Duluth Crescent);

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

- Stephen Janssen, London Christian School;

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020;
- the recommended amendments conform to general intent and purpose of The London Plan, including, but not limited to Our Strategy, Our City, City Building Policies, Neighbourhoods Pace Type and Criteria for Specific Policies; and,
- the recommended amendments facilitate the development of an underutilized site with an appropriate range of uses at an appropriate scale and intensity;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D08)

Motion Passed

9. (3.4) 3317 White Oak Road (Z-9645) (Relates to Bill No. 405)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 3317 White Oak Road Inc., (c/o MHBC), relating to the property located at 3317 White Oak Road, the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Urban Reserve (UR4) Zone TO a Holding Light Industrial (h-18*h-(_)h-212*h-(_)LI6/LI7/LI10) Zone;

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

- S. Allen, MHBC;

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 Southwest Area Secondary Plan;
- the recommended amendment conforms to The London Plan, including, but not limited to the Light Industrial Place Type and Key Directions; and,
- the recommended amendment facilitates the future development of an underutilized site within the Built Area Boundary

and Primary Transit Area with an appropriate form of industrial uses;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D08)

Motion Passed

10. (3.5) 764, 772 and 774 Crumlin Sideroad (OZ-9642) (Relates to Bill No.'s 389 and 406)

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 New London Group Ltd., (c/o Zelinka Priamo Ltd.), relating to the properties located at 764, 772 and 774 Crumlin Sideroad:

a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend the Official Plan for the City of London, 2016, by REVISING the policy for Crumlin / Gore Road in the Specific Policies for the Rural Neighbourhoods Place Type and by REMOVING the subject lands from Map 7 – Specific Policies Areas – of the Official Plan; and,

b) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 property FROM a Residential R1 (R1-17) Zone, an Open Space (OS4) Zone, an Agricultural (AG1) Zone and an Environmental Review (ER) Zone TO a holding Residential R1 Special Provision (h-183*R1-14()) Zone, an Open Space (OS4) Zone, an Agricultural (AG1) Zone and an Environmental Review (ER) Zone;

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

- K. Crowley, 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 Rural Neighbourhoods, Open Space and Farmland Policies;
- the recommended amendment will facilitate the future severance of the subject lands into multiple residential lots;
- the recommended amendment is consistent with the character of the existing rural neighbourhood area and will not negatively impact surrounding properties; and,
- the proposed uses are compatible with the adjacent land uses and considers both the long-term protection of agricultural resources and the long-term compatibility of uses;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

Motion Passed

11. (3.6) 1901 Jalna Boulevard (Z-9633) (Relates to Bill No. 407)

Motion made by: S. Lehman

That, notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Kindred Works, (c/o Zelinka Priamo Ltd.), relating to the property located at 1901 Jalna Boulevard:

- a) the proposed, revised, ~~attached~~ by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Neighbourhood Facility (NF) Zone TO a Residential R8 Special Provision (R8-4()) Zone;
- b) the requested Special Provisions, as part of the amendment to Zoning By-law No. Z.-1, notwithstanding Section 4.19.4) b) parking may be permitted in the south exterior yard along Jalna Boulevard and to permit a maximum driveway width of 4.6 metres whereas 3.0 metres is required, BE APPROVED;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the apartment building be designed to address its corner location through massing, architectural details, and location of entrances, and to accommodate opportunities for mixed-use on the ground floor;
 - ii) additional visual screening be provided for any surface parking exposed to the public street(s) and rooftop mechanical penthouses and equipment;
 - iii) the short-term bicycle parking stalls along Southdale Road East be relocated to be fully on private property;
 - iv) to improve the accessibility of the lay-by, access should be shifted and/or expanded;
 - v) should driveways be provided for the street townhouses, they should be 3.0 metres with any adjacent walkways being a different material use to delineate the spaces, and that the walkway is not to be used for parking; and,
- d) that pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes related to the calculation of parking requirements is minor in nature and will not significantly alter the proposed development circulated in the Notice of Public Meeting;

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

- a communication dated October 19, 2023, from L. Jamieson and 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:

- C. Forrester, Kindred Works; and,
- L. Jamieson, 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 (PPS), 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 London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a broader range and mix of housing options within the area;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

Motion Passed

12. (3.7) 610-620 Beaverbrook Avenue (OZ-9517) (Relates to Bill No.'s 390 and 408)

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 Old Oak Properties, relating to the property located at 610-620 Beaverbrook Avenue:

- a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend the Official Plan for the City of London, 2016, to ADD a new Specific Policy to the Neighbourhoods Place Type to permit two, five (5) storey apartment buildings and to ADD the subject lands to Map 7 – Specific Policy Areas – of The London Plan;
- b) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the 1989 Official Plan and the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM an Urban Reserve (UR1)) Zone and a Holding Residential R5 (h*R5-7) Zone TO a Residential R8 Special Provision (R8-4() Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide a building step down to 4-storeys to the north to provide appropriate height transition from abutting low-rise residential buildings;
 - ii) screen the parking structure with the building facing

Beaverbrook Avenue, and ensure that parts of the structure visible from the street are adequately screened with enhanced all-seasoned landscaping;

- iii) relocate the garbage loading/pick-up area away from the view from the public realm;
- iv) ensure there is a safe pedestrian connection from the city sidewalk to the north entrance of the east building for pedestrians leaving and arriving to the north;
- v) consider common outdoor amenity spaces (e.g., sit-out areas, rooftops gardens etc.) on the 5th floor terraces;
- vi) update the tree preservation plan, and/or provide adequate soil volumes for required perimeter plantings;
- vii) consider reducing the number of parking spaces on site and provide for increased landscaped open space;
- viii) ensure sidewalk widths are a minimum of 1.5m and increased to 2.1 metres wherever parking abuts a sidewalk;
- ix) ensure barrier-free stalls are located closer to the main buildings entrances and/or extend the access aisle crossings;
- x) consider relocating the move-in loading room closer to the loading area to avoid moving trucks parking within the main drive-aisle;
- xi) provide glass railings that are bird friendly;
- xii) ensure there is a minimum setback of 2.5m from parking to habitable space and provide landscaping or built elements to mitigate headlight glare;
- xiii) provide a delineation between ground floor patios and the public realm and include lockable front doors for ground level units to encourage street activation;
- xiv) ensure that the proposed parking structure is designed in a way that balances privacy, safety and headlight mitigation (e.g. lattice fence, brise-soleil structure, perennial plants, hardscaping etc.);
- xv) ensure Low Impact Development measures are incorporated to minimize any drainage impacts;
- xvi) additional tree plantings on the property or nearby properties will be required to compensate for loss of trees and exceed the minimum tree planting requirements; and,
- xvii) investigate a solar installation along top of the parking garage and include a minimum of 5% EV charging stations in parking.

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

- C. Kulchycki, Zelinka Priamo Ltd.; and,
- A. Senzikas;

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, (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, City Building policies, the Neighbourhoods Place Type policies, the Zoning to the Upper Maximum policies, and the Evaluation Criteria for Planning and Development Applications 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;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

Motion Passed

13. (3.8) 135 Villagewalk Boulevard (Z-9644) (Relates to Bill No. 409)

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 2560334 Ontario Limited, (c/o York Developments), relating to the property located at 135 Villagewalk Boulevard:

- a) the proposed, revised by-law, as appended to the Added Agenda, BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Holding Business District Commercial Special Provision (h-5*h-99*BDC(25)) Zone TO a Business District Commercial Special Provision (BDC(25)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) locate principal buildings entrance(s) for residential lobbies and commercial units along Villagewalk Boulevard, Richmond Street, and Sunningdale Road West;
 - ii) incorporate commercial and live-work units at the gateway intersection of Royal Oaks Bend and Villagewalk Boulevard;
 - iii) incorporate step-backs or other architectural articulation to define a human scale base for any high-rise development along Villagewalk Boulevard and adjacent to the east-west and north-south “spines”;
 - iv) provide a taller ground floor height for high-rise development to accommodate commercial uses and maximize visual connections;
 - v) ensure a maximum tower floor plate size of 1,000m² for each high-rise development above the eighth storey;
 - vi) provide a large proportion of transparent glazing at-grade along street-facing elevation(s);
 - vii) minimize and screen blank walls on any structured parking;
 - viii) consider an enhanced pedestrian and cyclist streetscape along the north-south and east-west “spines” of the proposed development. Include amenities such as benches, planters, enhanced all-season landscaping and tree planting, temporary bicycle parking, canopies, signage, human-scale lighting, public art, etc.;
 - ix) ensure the heights of any proposed retaining walls do not cause sightline or safety issues and ensure that adequate lighting is provided;
 - x) reduce the amount of parking between the buildings and Sunningdale Road West and incorporate more patios and landscape areas;

- xi) reduce the number of parking stalls on site and provide for increased landscaped open space;
- xii) ensure sidewalks are a minimum of 1.5 metres and increased to 2.1 metres wherever parking abuts a sidewalk; and,
- xiii) ensure engineering drawings are updated as part of the site plan review;

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

- S. Allen, MHBC; and,

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, (PPS) 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 London Plan, including but not limited to the Key Directions, City Building policies, the Shopping Area Place Type policies, the Main Street Place Type policies, The Sunningdale North Area Plan and the Evaluation Criteria for Planning and Development Applications policies; and,
- the recommended amendment would permit a mixed-use development at a scale and intensity that is appropriate for the site and the surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

Motion Passed

14. (3.9) 30 and 100 Villagewalk Boulevard (SPA22-049 / SPA21-119)

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 of Cridon Investments Inc. relating to the property located at 30 & 100 Villagewalk Boulevard;

- a) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the applications for Site Plan Approval to permit three total apartment buildings; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan Application;

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

- C. Kulchycki, Zelinka Priamo; and,

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D09)

Motion Passed

15. (3.10) 1407-1427 Hyde Park Road (OZ-9438) (Relates to Bill No. 410)

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 2134325 Ontario Inc., (York Developments), relating to the property located at 1407-1427 Hyde Park Road:

- a) the proposed by-law appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 7, 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 Holding Business District Commercial Special Provision (h*BDC2(4)) Zone and a Business District Commercial Special Provision (BDC2(3)) Zone TO a Business District Commercial Special Provision (BDC2(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) ensure the townhouses function separately from the commercial development, with adequate landscape buffering and separate entrances and parking facilities for each use;
 - ii) provide an adequately sized and functional amenity space for the residential units;
 - iii) the proposed east-west pedestrian connection, in the general location shown on the plans submitted with the Zoning By-law Amendment application, be maintained with enhanced landscaping;
 - iv) consent to remove any boundary trees is required prior to final Site Plan Approval;
 - v) an alternative location for site access from Hyde Park Road be considered;
 - vi) bicycle parking for the townhouse component of the development be considered; and,
 - vii) all outstanding matters with respect to the proposed watercourse enclosure be resolved with the Upper Thames River Conservation Authority (UTRCA), and a Section 28 approval be obtained; and,
- c) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the changes in height and density are minor in nature and will not significantly alter the proposed development circulated in the Notice of Public Meeting;

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

- S. Allen, MHBC Planning; and,

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 is in conformity with the 1989 Official Plan and the Hyde Park Community Plan;
- the recommended amendment is in conformity with the Official Plan, The London Plan; and,
- the recommended amendment facilitates the development of an underutilized site with an appropriate range of uses at an appropriate scale and intensity;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2023-D08)

Motion Passed

16. (4.1) ReThink Zoning

Motion made by: S. Lehman

That the staff report dated October 23, 2023 entitled "ReThink Zoning - Progress Update" BE RECEIVED for information; it being noted that the Planning and Environment Committee received the following communications and heard verbal presentations with respect to this matter from the following:

- A. Johnson, Greenspace Alliance, communication dated September 25, 2023 and the attached map; and,
- M. Wallace, London Development Institute. (2023-D14)

Motion Passed

17. (4.2) 11th Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That, the following actions be taken with respect to the 11th Report of the Community Advisory Committee on Planning, from its meeting held on October 11, 2023:

- a) an expenditure from the 2023 Community Advisory Committee on Planning (CACP) Budget BE APPROVED for security services and refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the CACP has sufficient funds in its 2023 budget to cover this expense; and,
- b) clauses 1.1, 3.1, 3.3, 4.1, 4.2, 5.1, 5.2 and 5.4 BE RECEIVED for information. (2023-C08)

Motion Passed

18. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Committee Clerk BE DIRECTED to update the Deferred Matters List to remove any items that have been addressed by the Civic Administration.

Motion Passed

8.4 18th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 18th Report of the Corporate Services Committee BE APPROVED, with exception of item 7 (4.1).

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

Absent: (1): H. McAlister

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) Declare Surplus - City-Owned Property - 39 Redwood Lane

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City-owned vacant property located at 39 Redwood Lane, legally described as Lot 96-1, Plan 33-M200, in the City of London, the following actions be taken:

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

Motion Passed

3. (2.2) Declare Surplus - City-Owned Property - Part of Berkshire Park - 510 Berkshire Drive

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City-owned property, the following actions be taken:

- a) the subject property being a portion of Berkshire Park located at 510 Berkshire Drive, in the City of London, legally described as Parts of Block P, Plan 932, London / Westminster, being Parts of PIN 084050053, to be described in a reference plan to be deposited, BE DECLARED SURPLUS; and
- b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner in accordance with the City's Sale and Other Disposition of Land Policy.

Motion Passed

4. (2.4) Declare Surplus - City-Owned Property - Part of 20 Granville Street

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to a portion of City-owned property municipally known as 20 Granville Street, being Part of Lot 2, West of Wharncliffe Road, Crown Plan 30, City of London, as shown in Appendix "B", as appended to the staff report, and to be further described in a reference plan to be deposited (the "Subject Property"), the following actions be taken:

- a) the Subject Property BE DECLARED SURPLUS; and,
- b) the Subject Property BE OFFERED for sale in accordance with the City's Sale and Other Disposition of Land Policy.

Motion Passed

- 5. (2.5) Pre-Authorized Tax Payment Plan By-law and Collection of Property Taxes By-law (Relates to Bill No.'s 383 and 384)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to property taxation for 2024:

- a) the by-law, as appended to the staff report dated October 23, 2023 as Appendix "A" BE INTRODUCED at the Council meeting on November 7, 2023, to amend By-law A.-5505-497 being "a by-law to authorize the implementation of a pre-authorized payment plan" so that the calculation of pre-authorized payments is based on the previous year's taxes increased by the average increase in total property tax rates in the residential class of the previous year; and
- b) the by-law, as appended to the staff report dated October 23, 2023 as Appendix "B" BE INTRODUCED at the Council meeting on November 7, 2023, to enact a Property Tax Collection by-law and to repeal By-law A-8, as amended.

Motion Passed

- 6. (2.3) Declare Surplus - City-Owned Property - Public Walkway South of 10 Rossmore Court

Motion made by: S. Lewis

That the staff report dated October 23, 2023 regarding the declaration of surplus city owned property – Public Walkway South of 10 Rossmore Court, BE REFERRED to a future meeting of Corporate Services Committee for consideration to allow for community engagement.

Motion Passed

- 8. (4.2) Application - Issuance of Proclamation - Hindu Heritage Month

Motion made by: S. Lewis

That based on the application dated October 12, 2023 from Hindu Legacy, the month of November 2023 BE PROCLAIMED Hindu Heritage Month.

Motion Passed

7. (4.1) Request for Redirection of 2022 Surplus Funds - Middlesex-London Health Unit

Motion made by: S. Lewis

That the application of the City of London's share of Middlesex-London Health Unit's (MLHU) 2022 surplus in the amount of \$423,548 to reduce the outstanding amount of MLHU's variable bank loan for the fit-out of the Citi Plaza office space BE APPROVED;

it being noted that the Corporate Services Committee received a communication dated October 23, 2023 from Emily Williams, CEO, Middlesex-London Health Unit with respect to this matter.

Yeas: (10): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, A. Hopkins, S. Franke, E. Pelozo, and D. Ferreira

Nays: (4): S. Stevenson, S. Lehman, P. Van Meerbergen, and S. Hillier

Absent: (1): H. McAlister

Motion Passed (10 to 4)

8.5 19th Report of the Special Corporate Services Committee

Motion made by: S. Lewis

That the 19th Report of the Special Corporate Services Committee BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

8.6 16th Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

That the 16th Report of the Community and Protective Services Committee BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 6th Report of the Accessibility Community Advisory Committee
Motion made by: D. Ferreira
That the 6th Report of the Accessibility Community Advisory Committee, from its meeting held on September 28, 2023, BE RECEIVED.

Motion Passed

3. (2.2) 10th Report of the Animal Welfare Community Advisory Committee
Motion made by: D. Ferreira
That the following actions be taken with respect to the 10th Report of the Animal Welfare Community Advisory Committee, from its meeting held on October 5, 2023:
- a) a representative from Parks and Recreation BE INVITED to the next Animal Welfare Community Advisory Committee meeting to provide an update on co-existence strategies with Canadian Geese; and,
 - b) clauses 1.1, 3.1, 5.1 and 5.3 to 5.5 BE RECEIVED.

Motion Passed

4. (2.4) 2022 Ontario Works Participant and Service Delivery Profile
Motion made by: D. Ferreira
That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report dated October 24, 2023, related to the 2022 Ontario Works Participant and Service Delivery Profile, BE RECEIVED. (2023-S05)

Motion Passed

5. (2.5) Towing and Vehicle Storage – Transition to Provincial Oversight (MTO) and Associated By-Law Amendments (Relates to Bill No.'s 387 and 393)
Motion made by: D. Ferreira
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 October 24, 2023, related to Towing and Vehicle Storage and the Transition to Provincial Oversight (MTO) and Associated By-law Amendments:
- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend Schedules by deleting '19', '19A', '19B' and '20' in By-law No. L.-131-16, being the Business Licensing By-law; and,
 - b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on November 7, 2023 to amend Schedule "A-5" by deleting items "134" through to "154" in By-law No. A-54, being the

Administrative Monetary Penalty System (AMPs) By-law. (2023-P01)

Motion Passed

6. (2.6) East Lions Community Centre Repairs

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the City Manager, the staff report, dated October 24, 2023, with respect to the East Lions Community Centre Repairs, BE RECEIVED. (2023-D19)

Motion Passed

7. (2.7) SS-2023-239 London Fire Department Single Source Communications Equipment for Next Generation 9-1-1

Motion made by: D. Ferreira

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 October 24, 2023, related to the London Fire Department Single Source Communications Equipment for Next Generation 9-1-1 (SS-2023-239):

a) in accordance with Section 14.4(d) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with Bramic Creative Business Products Ltd, 1175 Squires Beach Rd, Pickering, ON, L1W 3V3, for a one (1) year contract with one (1) option year for the procurement of Bramic U83 communications workstations for the London Fire Department at a cost of \$195,000 CAD (excluding HST);

b) in accordance with Section 14.4(d) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with L3Harris Technologies Inc., 1025 W. NASA Boulevard, Melbourne, FL 32919, USA, for a one-time procurement of Symphony radio consoles for the London Fire Department at a cost of \$320,000 CAD (excluding HST);

c) the approval of a) and b) above BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory prices, terms, conditions, and entering into a written contract with Bramic Creative Business Products Ltd and L3Harris Technologies Inc. to provide communications equipment to the London Fire Department; and,

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a), b), and c) above. (2023-A12)

Motion Passed

8. (2.3) Housing Stability Services – Rent-Geared-to-Income (RGI) Waitlist Placement Ratio

Motion made by: D. Ferreira

That the following actions be taken with respect to the staff report, dated October 24, 2023, related to Housing Stability Services and the Rent-Geared-to-Income (RGI) Waitlist Placement Ratio:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE AUTHORIZED to implement a new temporary housing placement rate of 20% urgent status households, 80% needs and chronological waitlist households;
- c) the Civic Administration BE AUTHORIZED to temporarily implement a requirement that households applying for Urgent Status on the waitlist have lived in London-Middlesex for at least 9 months in order to be eligible for Urgent Status, except Urgent Medical Status when relocation for medical treatment is required, and,
- d) the Civic Administration BE DIRECTED to report back on findings and recommendations of the RGI Waitlist Review no later than Q2 2024. (2023-S11)

Motion Passed

9. (5.1) CPSC Deferred Matters List

Motion made by: D. Ferreira

That the Community and Protective Services Committee Deferred Matters List, dated October 13, 2023, BE RECEIVED.

Motion Passed

10. (5.2) Councillor S. Stevenson - Winter Response

Motion made by: D. Ferreira

That the Civic Administration BE DIRECTED to bring forward to a future meeting of the Community and Protective Services Committee (CPSC), the full, detailed, financial information related to the winter response contract between the Corporation of the City of London and London Cares;

it being noted that the provision of some or all of the above-noted information may require to be presented to the CPSC, In Closed Session, in accordance with Section 239 of the Municipal Act, 2001.

Motion Passed

9. Added Reports

Motion made by: S. Lehman

1. Office Lease Extension and Amending Agreement – 220 Dundas Street

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the Lease Extension and Amending Agreement for the lease of office space at 220 Dundas Street, Lease Extension and Amending Agreement between the City and the Court House Block Inc. (the "Landlord") attached as Appendix "A", for the lease of approximately 7,583 square feet of Rentable Area, located at 220 Dundas Street, for an extension period of five (5) years commencing May 1, 2024 and ending on April 30, 2029, BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

Motion made by: P. Cuddy

Seconded by: S. Lewis

That Introduction and First Reading of Bill No.'s 382 to Bill No. 410, and Added Bill No. 411, BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Motion made by: A. Hopkins

Seconded by: P. Van Meerbergen

That Second Reading of Bill No.'s 382 to Bill No. 410, and Added Bill No. 411, BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

Motion made by: S. Lewis

Seconded by: D. Ferreira

That Third Reading and Enactment of Bill No.'s 382 to Bill No. 410, and Added Bill No. 411, BE APPROVED.

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

Absent: (1): H. McAlister

Motion Passed (14 to 0)

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

That Introduction and First Reading of Bill No. 412, BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (1): H. McAlister

Motion Passed (13 to 1)

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

That Second Reading of Bill No. 412, BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (1): H. McAlister

Motion Passed (13 to 1)

At 3:50 PM, His Worship Mayor J. Morgan, places Deputy Mayor Lewis in the Chair.

At 3:53 PM, His Worship Mayor J. Morgan resumes the Chair.

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

That Third Reading and Enactment of Bill No. 412, BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (1): H. McAlister

Motion Passed (13 to 1)

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

Bill No. 382	By-law No. A.-8425-292– A by-law to confirm the proceedings of the Council Meeting held on the 7th day of November, 2023. (City Clerk)
Bill No. 383	By-law No. A.-5505(x)-293 – A by-law to amend By-law No. A.-5505-497 being “A by-law to authorize the implementation of a pre-authorized tax payment plan for The Corporation of the City of London” by changing the multiplier to determine the pre-authorized property tax payment from 1.0245 to 1.0273 effective January 1, 2024. (2.5a/18/CSC)
Bill No. 384	By-law No. A.-8426-294 – A by-law to enact a Property Tax Collection by-law and to repeal By-law A-8, as amended. (2.5b/18/CSC)
Bill No. 385	By-law No. A.-8427-295 – A by-law to approve an Agreement between The Corporation of the City of London and the Upper Thames Conservation Authority; and to authorize the Mayor and City Clerk to execute the Agreement. (2.2b/17/PEC)
Bill No. 386	By-law No. A.-8428-296 – A by-law to authorize and approve Cost Apportioning Agreements between The Corporation of the City of London and The Upper Thames River Conservation Authority (UTRCA), The Kettle Creek Conservation Authority (KCCA), and The Lower Thames Valley Conservation Authority (LTVCA), and to authorize the Mayor and the City Clerk to execute the Agreements. (2.3/17/PEC)
Bill No. 387	By-law No. A-54-23014 – A by-law to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London”. (2.5b/16/CPSC)
Bill No. 388	By-law No. C.P.-1512(cl)-297 – A by-law to amend The Official Plan for the City of London, relating to 1958 Duluth Street (3.3a/17/PEC)
Bill No. 389	By-law No. C.P.-1512(cm)-298 – A by-law to amend The Official Plan for the City of London, 2016 relating to 764, 772, 774 Crumlin Sideroad (3.5a/17/PEC)
Bill No. 390	By-law No. C.P.-1512(cn)-299 – A by-law to amend The Official Plan for the City of London, 2016 relating to 610-620 Beaverbrook Avenue (3.7a/17/PEC)
Bill No. 391	By-law No. CPOL.-71(c)-300 – A by-law to amend By-law No. CPOL.-71-303 being “Appointment of Council Members to Standing Committees of Council and Various Civic Boards and Commissions Policy” to repeal and replace Schedule “A”. (2.4a/26/SPPC)
Bill No. 392	By-law No. CPOL.-398(a)-301 – A by-law to amend By-law No. CPOL.-398-43 being “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions” to repeal and replace Schedule “A”. (2.4b/26/SPPC)
Bill No. 393	By-law No. L.-131(j)-302 – A by-law to amend By-law No. L.-131-16, entitled “a By-law to provide for the Licensing and Regulation of Various Businesses”. (2.5a/16/CPSC)
Bill No. 394	By-law No. PS-114-23012 – 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.” (2.4/15/CWC)

Bill No. 395	By-law No. S.-6261-303 – A by-law to assume certain works and services in the City of London. (Foxwood Subdivision Phase 2, Plan 33M-752) (Deputy City Manager, Environment and Infrastructure)
Bill No. 396	By-law No. S.-6262-304 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Clarke Road, north of Wavell Street) (Chief Surveyor – for road dedication purposes pursuant to a sidewalk improvement project)
Bill No. 397	By-law No. S.-6263-305 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Commissioners Road West, east of Westmount Crescent) (Chief Surveyor – for road dedication purposes pursuant to SPA22-070)
Bill No. 398	By-law No. S.-6264-306 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Hamilton Road, west of Adelaide Street North) (Chief Surveyor – for road dedication purposes pursuant to transfer in instrument no. ER1530546)
Bill No. 399	By-law No. S.-6265-307 – 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 Foster Avenue) (Chief Surveyor – for road dedication purposes pursuant to SPA21-015)
Bill No. 400	By-law No. S.-6266-308 – 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 Bradley Avenue) (Chief Surveyor – for road dedication purposes pursuant to SPA20-026)
Bill No. 401	By-law No. S.-6267-309 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wonderland Road North, south of Beaverbrook Avenue; and as widening to Horizon Drive at Beaverbrook Avenue) (Chief Surveyor – for road dedication purposes pursuant to SPA22-088)
Bill No. 402	By-law No. S.-6268-310 – A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wonderland Road South, north of Viscount Road) (Chief Surveyor – for road dedication purposes pursuant to Consent B.023/22)
Bill No. 403	By-law No. W.-5697-311 – A by-law to authorize the Budweiser Gardens Expansion Phase 1 (Project EP1695) (4.1c/17/CSC)
Bill No. 404	By-law No. Z.-1-233152 – A by-law to amend By-law No. Z.-1 to rezone lands located at 1958 Duluth Crescent (3.3b/17/PEC)
Bill No. 405	By-law No. Z.-1-233153 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3317 White Oak Road (3.4/17/PEC)
Bill No. 406	By-law No. Z.-1-233154 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 764, 772 and 774 Crumlin Sideroad (3.5b/17/PEC)

Bill No. 407	By-law No. Z.-1-233155 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1901 Jalna Boulevard (3.6a/17/PEC)
Bill No. 408	By-law No. Z.-1-233156 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 610-620 Beaverbrook Avenue (3.7b/17/PEC)
Bill No. 409	By-law No. Z.-1-233157 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 135 Villagewalk Boulevard (3.8a/17/PEC)
Bill No. 410	By-law No. Z.-1-233158 – A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1407-1427 Hyde Park Road (3.10/17/PEC)
Bill No. 411	By-law No. A.-8429-312 – A by-law to authorize and approve a Lease Extension and Amending Agreement between The Corporation of the City of London and The Court House Block Inc. for the lease of commercial office space, located at 220 Dundas Street, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/18/CSC)
Bill No. 412	By-law No. A.-8430-313 – A by-law to appoint Tara Pollitt as Deputy City Manager, Legal Services and to repeal By-law No. A.-8102-153 being “A by-law to appoint Barry Card as Deputy City Manager, Legal Services. (6.1/19/CSC)

14. Adjournment

Motion made by: C. Rahman

Seconded by: P. Van Meerbergen

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 3:56 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk

Appendix A – Lease Extension and Amending Agreement

LEASE EXTENSION and AMENDMENT AGREEMENT

This Agreement is dated this 04th day of October 2023 and is made

B E T W E E N

**THE COURT HOUSE BLOCK
INC.,
(the “Landlord”)**

OF THE FIRST PART

- and -

**THE CORPORATION OF THE CITY OF
LONDON
(the “Tenant”)**

OF THE SECOND PART

WHEREAS:

- A. The Corporation of The City of London entered into an agreement dated the 2nd day of March 2010, with The Court House Block Inc. (the “Lease”) with respect to certain premises located in the building with the municipal address of 220 Dundas Street, London, Ontario as set out in the Lease, (the “Leased Premises”);
- B. The Corporation of The City of London, the Tenant and The Court House Block Inc., the Landlord, thereafter entered into an agreement dated the 1st day of December, 2011, the Lease Amending Agreement, whereby the term of the said Lease was extended, the First Lease Extension, for a period of two (2) years with an expiry date of April 30, 2014;
- C. The Corporation of The City of London, the Tenant and The Court House Block Inc., the Landlord, thereafter entered into an agreement dated the 1st day of November, 2013, the Lease Amending Agreement, whereby the term of the said Lease was extended, the Second Lease Extension, for a period of two (2) years with an expiry date of April 30, 2016;
- D. The Corporation of The City of London, the Tenant and The Court House Block Inc., the Landlord, thereafter entered into an agreement dated the 11th day of September, 2015, the Lease Amending Agreement, whereby the term of the said Lease was extended, the Third Lease Extension, for a period of Two (2) years with an expiry date of April 30, 2018;
- E. The Corporation of The City of London, the Tenant and The Court House Block Inc., the Landlord, thereafter entered into an agreement dated the 02nd day of June 2017, the Lease Amending Agreement, whereby the term of the said Lease was extended, the Fourth Lease Extension, for a period of One (1) year with an expiry date of April 30, 2019;
- F. The Corporation of The City of London, the Tenant and The Court House Block Inc., the Landlord, thereafter entered into an agreement dated the 03rd day of April 2018, the Lease Amending Agreement, whereby the term of the said Lease was extended, the Fifth Lease Extension, for a period of Five (5) years with an expiry date of April 30, 2024;
- G. The parties have agreed to amend the Lease upon the terms set out herein.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of other good and valuable consideration and the sum of TWO DOLLARS (\$2.00) now paid by each party to the other, the receipt and sufficiency is hereby acknowledged, the parties hereby agree as follows:

1. The recitals set out herein are true in substance and in fact.
2. The Lease is hereby amended as follows:

Appendix A Cont'd

- (a) **TERM:** The lease is amended by inserting the words, "The term of the Lease is extended for an additional period of FIVE (5) years commencing on the 1st day of May 2024, and expiring on the 30th day of April 2029.
- (b) **BASE RENT:** The Lease is amended by inserting the words, "The Base Rent during the term of the Lease Extension, shall be calculated based in accordance with the BOMA 1996 rentable square feet of 7,583, "the Premises", based on the following rates:
- | | |
|---------------|---------------------------|
| Years 1 & 2 - | \$ 9.25 per square foot, |
| Years 3 & 4 - | \$ 10.00 per square foot, |
| Year 5 - | \$ 10.75 per square foot, |
- (c) **LEASE RENEWAL:** amended by inserting the following:
- Provided that:
- (i) the Tenant is not then in default in any material respect under this Lease; and
- (ii) the Tenant has given written notice to the Landlord at least six (6) months prior to the expiration of the then current Term of its intention to renew; the then current Term shall be extended on an "as is" basis for a further Two (2) renewals of Five (5) years, each, commencing upon the expiration of the then current Term, save and except that the Tenant shall have no further right of renewal.
- (iii) The Annual Rent for any future renewals shall be negotiated and shall not, at any time during the Extension Term, be less than the Annual Base Rent during the preceding Lease Year.
- (d) **RENT CREDIT:** amended by inserting the following:
- Providing that the Tenant is not in default of any of the terms and conditions of the Lease, the Landlord grants to the Tenant a Rent Credit in the amount of TEN THOUSAND DOLLARS (\$10,000), which shall be applied towards the monthly rent as it becomes due, commencing May 01, 2024.
4. The parties confirm that in all other respects, the terms, covenants and conditions of the Lease remain unchanged and in full force and effect, except as modified by this Agreement. All capitalized terms and expressions when used in this Agreement, unless a contrary intention is expressed herein, have the same meaning as they have in the Lease.
5. This Agreement shall ensure to the benefit of and are binding upon the parties hereto, the successors and assigns of the Landlord and the permitted successors and permitted assigns of the Tenant.
6. This Agreement is conditional upon both parties executing this Lease Agreement by 4:00 p.m. on the 10th day of November 2023, failing which this Lease Agreement shall become null and void.


Signature page to follow:

Appendix A Cont'd

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement as of the day and year first above written, by affixing their respective corporate seals under the hands of their proper signing officers duly authorized in that behalf.

THE COURT HOUSE BLOCK INC.,
(Landlord)

D: te: 027-11-2023

Per: 
Muky Pundaky, Vice President

I have the authority to bind the Corporation

THE CORPORATION OF THE CITY OF LONDON
(Tenant)

D: te: _____

Per: _____

Josh Morgan, Mayor

I/We have the authority to bind the Corporation

D: te: _____

Per: _____

Michael Schulthess, City Clerk

I/We have the authority to bind the Corporation